

Aldreds
Estate Agents



15 California Avenue

Scratby, Great Yarmouth, NR29 3PE

Guide Price £310,000-£315,000



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GUIDE PRICE £310,000 to £315,000 - Sitting on this popular private road, a short distance to the beach, Aldreds are delighted to offer this spacious three bedroom detached house sitting on a good sized plot.. On the ground floor there is an entrance porch, entrance hall, lounge, kitchen/diner, two sun rooms and a cloakroom. The first floor offers a landing, master bedroom with dressing room/nursey, two further bedrooms and a large bathroom. Oil central heating (New oil tank November 2023 and new boiler January 2024) and double glazing. Gardens to front & rear. Driveway

Entrance Porch

Door to front, radiator, double glazed window to rear aspect

Entrance Hall

Stairs to landing, radiator

Cloakroom

Low level WC, hand basin, opaque double glazed window to side aspect, radiator

Lounge

19'10" x 13'11" (6.05 x 4.25)

Feature fireplace, double glazed windows to both side aspects, two radiator, through to

Front Sun Room

16'4" x 5'3" (5 x 1.62)

Sealed unit double glazing, stable style door to front

Kitchen/Diner

19'10" x 11'9" (6.05 x 3.6)

Base & wall units with worktops, double glazed window to both sides, sink, plumbing for washing machine, plumbing for dishwasher,

Rear Sun Room

20'8" x 9'2" (6.3 x 2.8)

Sealed unit double glazing, door to garden

Landing

Double glazed window to side aspect

Master Bedroom

19'10" max 10'0" min x 14'3" (6.05 max 3.05 min x 4.36)

Two built in wardrobes, double glazed window to front aspect, radiator, restricted sea view

Bedroom 2

11'5" x 9'10" (3.5 x 3)

Double glazed window to rear aspect, radiator





Bedroom 3

11'5" x 9'8" (3.5 x 2.95)

Double glazed window to rear aspect, radiator

Bathroom

12'0" x 7'3" max 5'10" min (3.67 x 2.22 max 1.8 min)

Panel whirlpool bath, shower in cubicle, hand basin, low level WC, opaque double glazed window to front aspect, radiator, part tiled walls

Outside

Driveway. To the front there is a lawned garden. The rear garden is a good size and mainly laid to lawn, decked patio, concrete patio, oil tank, greenhouse, timber shed

Tenure

Freehold

Services

Mains water, electricity, drainage

Council Tax

Band C

Location

California and Scratby is a coastal village approximately 5 miles north of Great Yarmouth. It has a Sandy beach backed by cliffs * Garden centre with general provisions store * First, Middle and High Schools are available in neighbouring village of Caister on Sea. Local bus services operate between the coastal villages and Great Yarmouth.

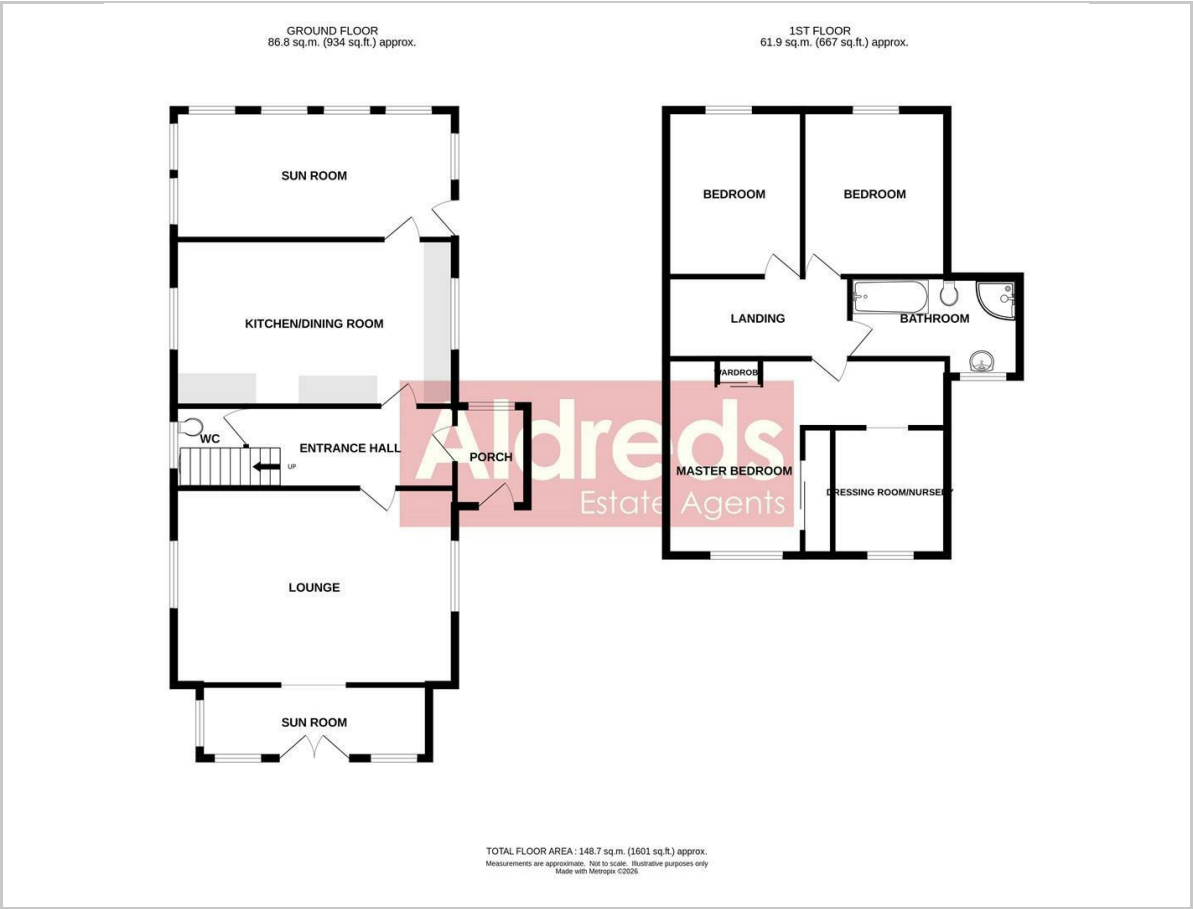
Directions

From Beach Road Scratby turn left into Beach Drive, continue towards the end, turn right into California Avenue, the property is on the right

Ref Y12601/01/26



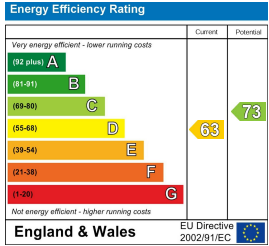
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

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