

**Aldreds**  
Estate Agents



181 Beach Road Chalet Park Beach Road

Scratby, NR29 3NW

Offers Over £40,000



# 181 Beach Road Chalet Park Beach Road

Scratby, NR29 3NW

Aldreds are pleased to offer this superbly presented, west facing, two storey mid terraced holiday chalet situated in this popular chalet site situated in a prime spot close to the main site amenities. The property has been renovated and finished to a high specification with accommodation comprising of an entrance hall, two ground floor bedrooms and quality shower room, first floor open plan living space with luxury kitchen. The property also benefits from double glazed windows and electric radiators. This well located site offers communal lawned grounds, parking, outdoor swimming pool and childrens play area all within yards of the property. View early to avoid disappointment.

## Entrance Hall

Part double glazed pvc entrance door, stairs to first floor with under stairs cupboard, meter cupboard, fitted carpet, doors leading off to:

## Bedroom 1

10'0" x 9'10" (3.06 x 3.02)

Double glazed window to rear aspect with fitted blinds, double bed, fitted carpet, storage unit, hot water heater.

## Bedroom 2

9'10" x 8'5" (3.02 x 2.57)

Double glazed window to front aspect with fitted blinds, double bed, wardrobe cupboard, fitted carpet, electric radiator.

## Shower Room

8'6" x 5'3" (2.60 x 1.61)

Luxury suite comprising a corner quadrant tiled shower cubicle with a mains fed shower fitting, low level wc, wall hung vanity unit with inset wash basin, tiled flooring, frosted double glazed window to rear aspect.

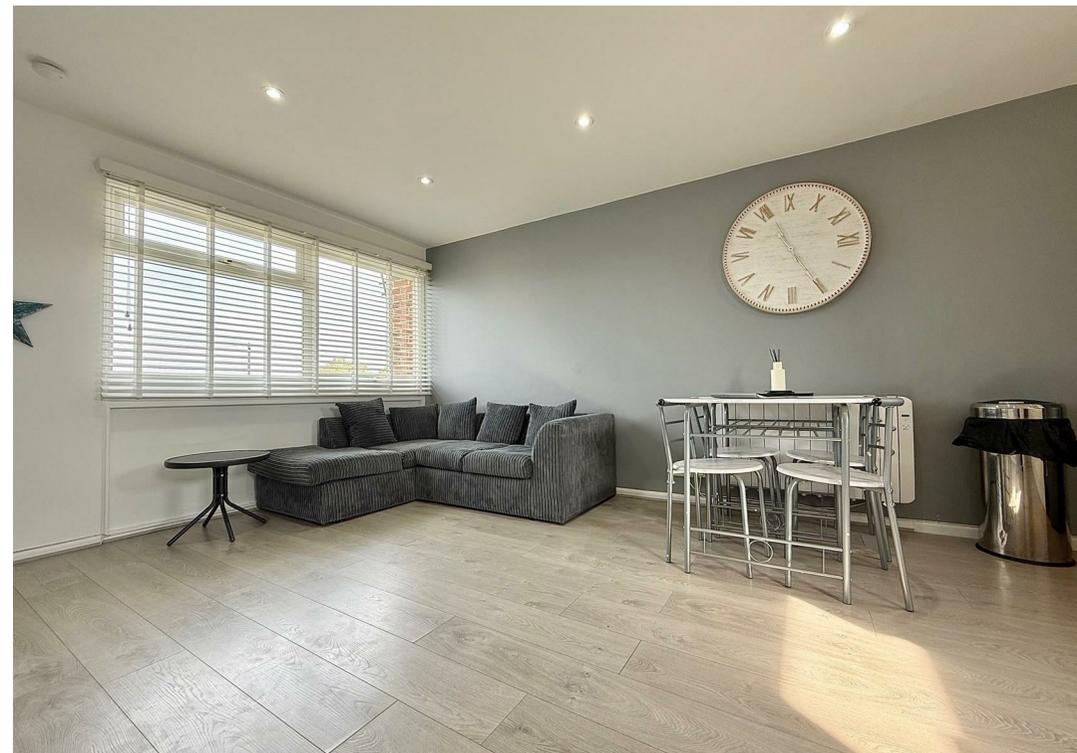
## First Floor Small Landing

Open plan access to:

## Open Plan Living Room/Kitchen

19'0" x 12'9" maximum (5.80 x 3.90 maximum)

Superb room with a living room space with wall mount tv, wood effect laminate flooring, electric radiator, table and chairs and corner sofa, double glazed window to front aspect with fitted blinds. Kitchen area with a quality cream gloss fitted kitchen with wall and matching base units with solid wood work surfaces over, built in electric oven, four ring ceramic hob, stainless steel sink unit, wine store, metro tiled walls, fridge/freezer. wood effect laminate flooring, frosted double glazed window to rear aspect.





### Outside

The chalet faces a westerly direction and immediately in front of the chalet is an area of paved patio and communal lawned grounds beyond and nearby parking. Located a short walk away is the outdoor swimming pool and children's play area.

### Tenure

Leasehold.

99 years from 1st October 1972

Site fees for 2024 £1,653.19 (breakdown on request)

Site open from 1st March to 31st October

Dogs are allowed must be kept on a lead.

### Services

Mains water, electric and drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'A'

### Location

California, 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 the Yarmouth office head north the A149 Caister Road, continue past the Yarmouth Stadium at the roundabout take the left hand exit onto the Caister Bypass, continue over the next roundabout onto the single carriageway of the Caister Bypass, at the Grange Hotel roundabout take the second exit, Scratby Road, turn right at the Scratby Garden Centre into Beach Road, turn left into Beach Road Chalet Park and bear right and follow the road along for 150 yards where the chalet can be found on the left hand side.

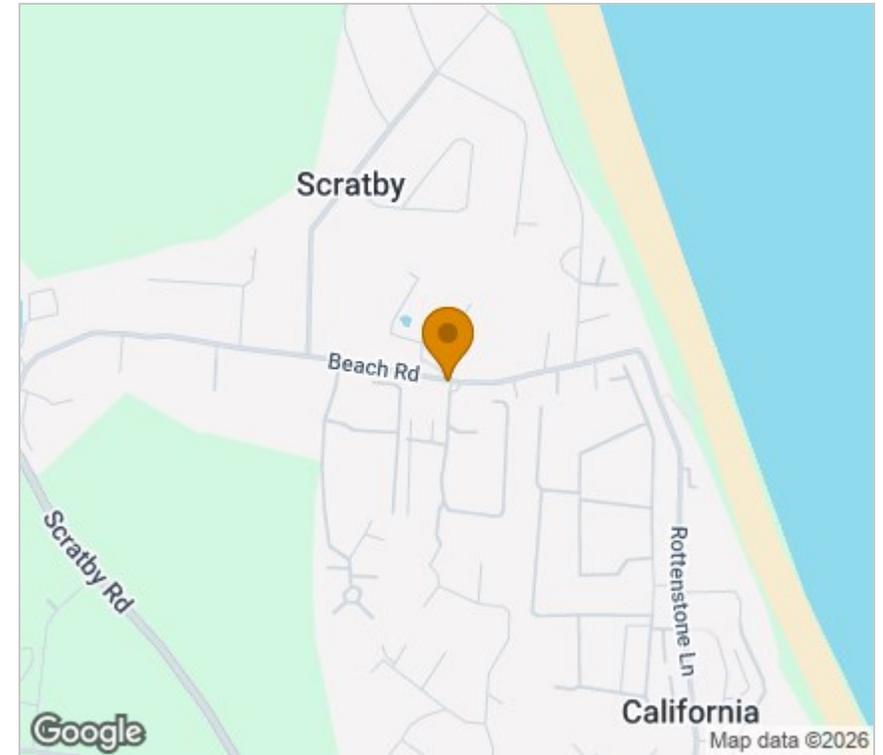
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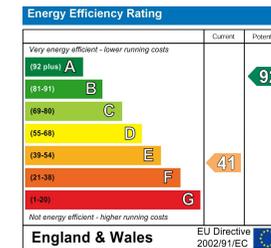
## Floor Plan



## 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.

### Disclaimer

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