



## East Coast Cottage

Scratby, Great Yarmouth, NR29 3QJ

Asking Price £375,000



# East Coast Cottage Scratby Road

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Aldreds are delighted to offer this attractive brick and flint attached cottage which has undergone an extensive renovation project and is situated on the outskirts of this popular coastal village. The property offers a flexible layout of accommodation with the potential for five bedrooms making it an ideal family home consisting of a spacious entrance hall area with a lounge leading to the dining room, fully fitted kitchen/breakfast room, snug, sitting room/bedroom 5, two ground floor annexe bedrooms and a shower room. On the first floor a landing serves two bedrooms and a jack and jill en-suite shower room. The flexible layout of this delightful cottage also enables the option of creating a single level annexe accommodation if required. The property also benefits from double glazed windows and oil fired central heating. Outside there is an enclosed rear garden providing the ideal space for relaxing or entertaining and ample off road parking to the front with a south/easterly aspect. An internal inspection is highly recommended to fully appreciate the style and flexibility that the accommodation offers. Available for immediate occupation.

## Entrance Hall

11'6" x 9'8" (3.51 x 2.97)

Including the staircase to first floor with under stairs storage recess, part double glazed pvc entrance door, double glazed window to front aspect, built in storage cupboard, open access to:

## Lounge

14'4" maximum x 12'0" (4.39 maximum x 3.66)

Double aspect double glazed windows to front aspect, chimney breast with a brick lined fireplace with timber mantle over and inset wood burning stove, grey wood effect LVT flooring, radiator, open access through to sitting room/potential bedroom and:

## Dining Room

16'6" x 6'5" (5.05 x 1.98)

Radiator, grey wood effect LVT flooring.

## Sitting Room/Bedroom 5

16'0" x 8'6" (4.88 x 2.61)

Vaulted ceiling with exposed beams, two double glazed windows to front aspect, radiator, double glazed window to rear, grey wood effect LVT flooring, open access to inner lobby. At present this room has open access from the lounge with the central dividing chimney breast but could easily be divided with the provision of a stud wall and door lining to provide a large ground floor bedroom (available by request with the developer).

## Inner Lobby

Built in cupboard, access to:

## Kitchen/Breakfast Room

24'2" x 7'8" (7.39 x 2.36)

Fitted with a new quality cottage style kitchen with wall and matching base units with wood effect square edge work surfaces over with matching upstands, one and a half bowl grey cast sink with mixer taps, built in electric oven and microwave, plumbing for a washing machine, inset four ring ceramic hob with glass panel splashback and incorporated cooker hood over, breakfast bar area, double glazed window to rear aspect, door to rear, radiator, grey wood effect LVT flooring.

## Study Area

4'0" x 3'6" (1.24 x 1.09)

Double glazed window, radiator.

## Cloakroom

Low level wc with concealed cistern, vanity unit with inset wash basin, part metro tiled walls, chrome towel rail/radiator, grey wood effect LVT flooring.

## Annexe Bedroom 3

14'0" x 10'11" (4.27 x 3.33)

Irregular shaped room that could be incorporated with bedroom four to make a small annexe, double glazed French doors to rear, loft storage space, door to:





#### Annexe Bedroom 4

7'8" x 7'3" (2.36 x 2.21)

Double glazed window to garden room.

#### En-Suite Shower Room

11'1" x 4'3" (3.38 x 1.32)

Fitted with a stylish suite comprising of a vanity unit with an inset wash basin, low level wc with concealed cistern, walk in shower cubicle with metro tiling and mains fed shower fitting, radiator, Herringbone style LVT flooring, frosted double glazed window to rear, extractor fan.

#### Large First Floor Landing

12'4" x 11'10" (3.76 x 3.63)

Double aspect double glazed windows to front and side aspects, built in cupboard, fitted carpet, doors leading off to:

#### Bedroom 1

14'4" x 12'4" (4.39 x 3.76)

Including a feature cast iron fireplace, access to the loft space, radiator, double glazed window to front aspect, fitted carpet.

#### Bedroom 2

18'6" x 7'1" (5.66 x 2.18)

With some restricted headroom to side, double glazed window to rear aspect, radiator, fitted carpet, door to:

#### Jack And Jill En-Suite Shower Room

7'8" x 6'11" (2.36 x 2.13)

Fitted with a white suite comprising metro tiled walk in shower with mains fed shower fittings, low level wc with concealed cistern, vanity unit with inset wash basin and metro tiled splashback, extractor fan, Herringbone style LVT flooring, frosted double glazed window to rear aspect.

#### Outside

To the front is a generous shingled driveway that provides ample off street parking with a paved pathway leading to the entrance and a screened sun trap paved patio area with outside lighting, planted borders and oil storage tank. To the rear is a private enclosed garden with a paved patio area flanked by a lawned garden and fully enclosed with a gated access.

#### Tenure

Freehold

#### Services

Mains water, electric and drainage.

#### Council Tax

Great Yarmouth Borough Council - Band TBC

#### 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.

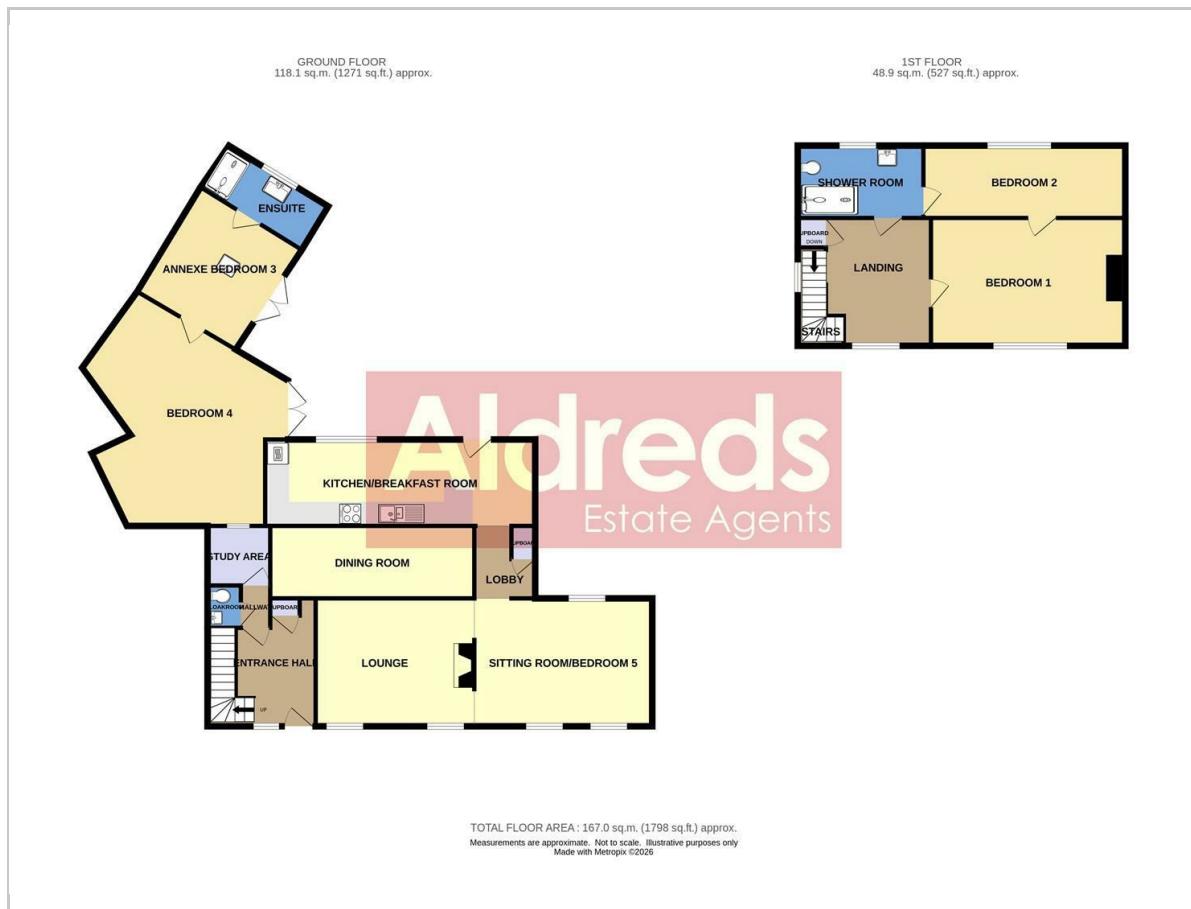
#### Directions

From Yarmouth proceed North along the A149 Caister Road, 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 and follow the Coast Road to the former East Coast Restaurant where the property can be found on the left hand side.

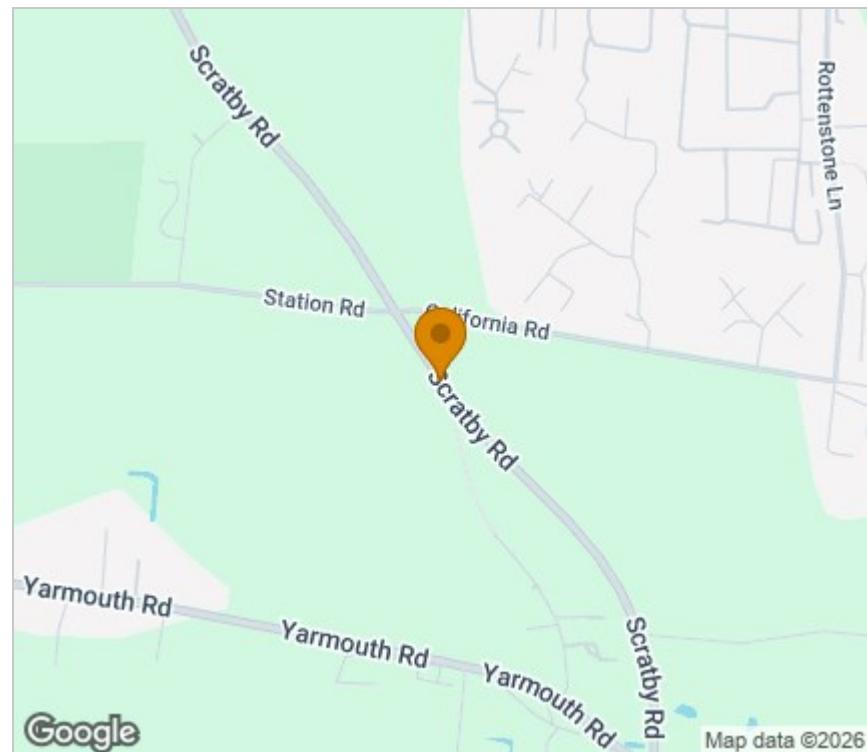
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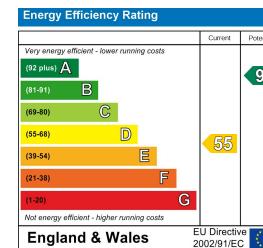
## Floor Plan



## 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.

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17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ

Tel: 01493 844891 Email: yarmouth@aldreds.co.uk <https://www.aldreds.co.uk/>

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Directors: Mark Duffield B.Sc. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA