

Aldreds
Estate Agents

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FOR SALE
aldreds.co.uk
01493 844891

15 Scratby Crescent

Scratby, Great Yarmouth, NR29 3QR

£325,000



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Aldreds are pleased to offer this superb non standard construction detached bungalow in a prime location overlooking amenity land and the sea beyond. This attractive property has been virtually re-built and offers a stunning modern open plan layout that has been designed to appreciate the rear views from the main living space. The accommodation comprises of an entrance hall, open plan kitchen/living room with a feature vaulted ceiling, small office, two double bedrooms, en-suite shower room and additional shower room. The property also benefits from double glazed windows and oil fired central heating. Outside there is forecourt parking and rear garden with a terrace providing delightful views. Properties of this nature are rare to the market and an early viewing is recommended.

Entrance Hall

Part double glazed composite entrance door with double glazed side screens to either side of the entrance, radiator, doors leading off to:

Bedroom 2

9'10" x 9'8" (3.02 x 2.95)

Double Glazed windows to front aspect, radiator.

Open Plan Kitchen/Living Room

27'0" x 25'9" narrowing to 19'4" (8.23m x 7.86m narrowing to 5.90m)

Stunning room with a feature vaulted ceiling and rear bay window providing superb views, four vertical radiators, wall mount tv point, sliding double glazed patio doors to side, raised kitchen area with cashmere gloss finish kitchen with wall and matching base units with wood effect work surfaces over, breakfast bar divider, single drainer one and a half bowl sink unit, integrated dishwasher, part tiled walls, double glazed window to rear, built in electric oven, four ring ceramic hob and extractor hood, recess for fridge/freezer, doors leading off to:

Office

5'10" x 4'5" (1.79 x 1.36)

Double glazed window to side aspect, could be used for storage or as a small office.

Bedroom 1

9'11" x 9'8" (3.03 x 2.95)

Double glazed windows to front aspect, radiator, door to:

Inner Lobby/Dressing Room

4'10" x 3'7" (1.48 x 1.11)

Access to:

En-Suite Shower Room

6'11" x 4'9" maximum (2.11 x 1.45 maximum)

Full width aqua panelled shower cubicle with mains fed shower fitting, wall mounted wc and vanity unit with wash basin, towel rail/radiator, aqua panelled walls, frosted double glazed window to side aspect, extractor fan.





Inner Lobby
4'9" x 3'0" (1.45 x 0.92)

Doors to:

Utility Cupboard
6'10" x 2'6" (2.09 x 0.82)

Space and plumbing for a washing machine, wall mounted RCD fuse box.

Shower Room
7'2" x 4'9" maximum (2.20 x 1.45 maximum)

Full width aqua panelled shower cubicle with mains fed shower fitting, wall mounted wc and vanity unit with wash basin, towel rail/radiator, aqua panelled walls, frosted double glazed window to side aspect, extractor fan.

Outside

To the front of the property is an area of forecourt parking with a side access leading to a rear paved terrace and open access beyond on to the grassed amenity land leading to the cliffs. There is also an external oil boiler.

Tenure

Freehold

Services

Mains water, electric and drainage.

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.

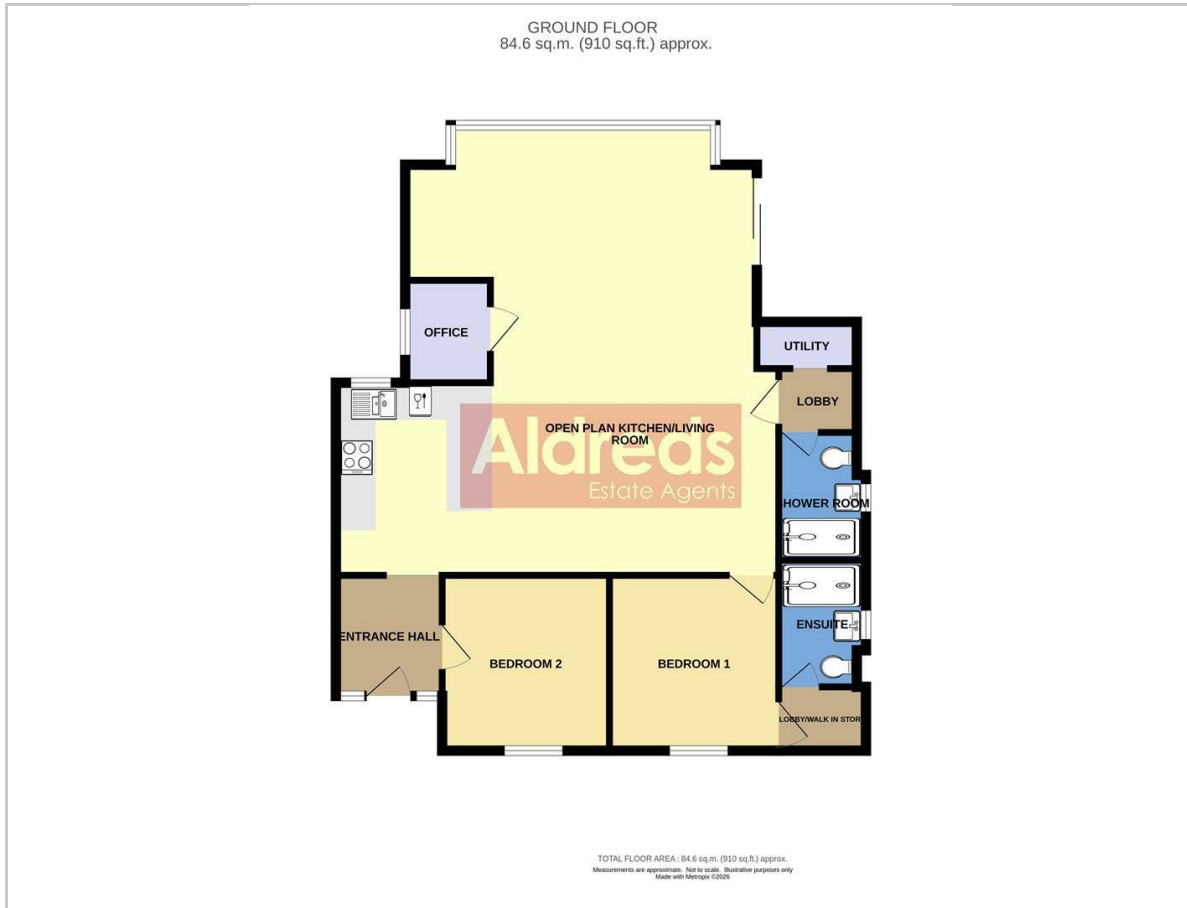
Directions

Leave Yarmouth on the A149 Caister Road, continue past the Yarmouth Stadium, at the roundabout turn left onto the Caister Bypass, continue over the next roundabout into Jack Chase Way, continue over the next roundabout into Scratby Road, turn right at the first crossroads into California Road, and after passing the chalet sites turn left into Rottenstone Lane. After a couple of hundred yards turn right in to Scratby Crescent where the property can be found on the left hand side.

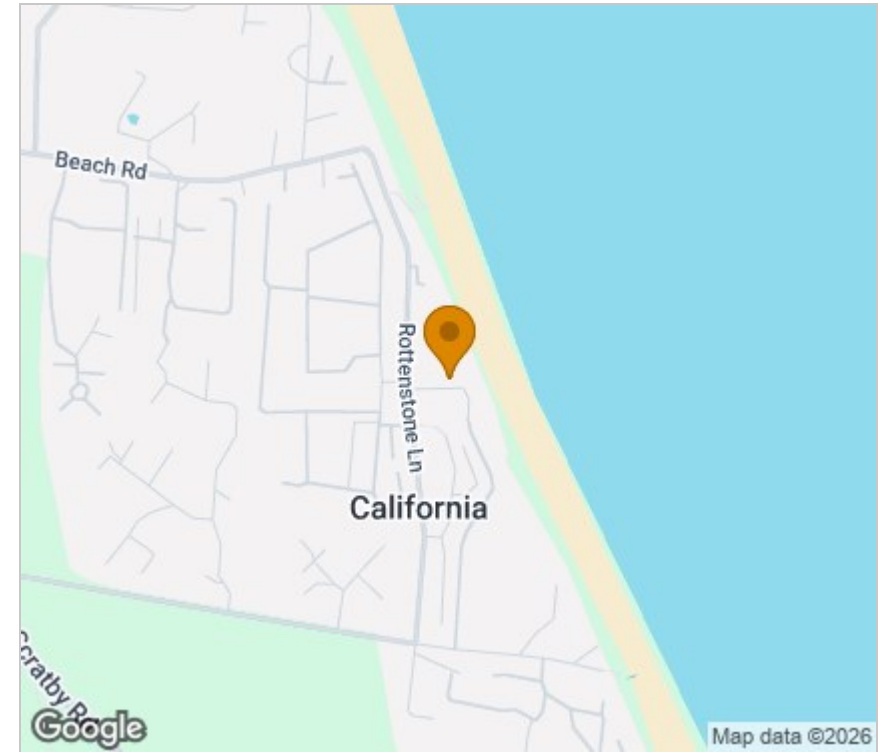
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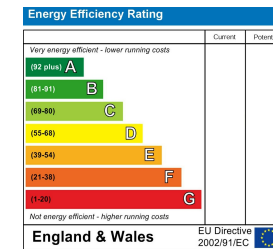
Floor Plan



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.

Disclaimer

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