



25 Heather Avenue

Scratby, Great Yarmouth, NR29 3NN

£230,000



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Aldreds are pleased to offer this deceptively spacious semi detached chalet bungalow in a quiet sought after cul de sac location in this popular coastal village. The property benefits from a dormer conversion and offers an entrance lobby leading to the inner hall, large living room, kitchen, dining room, conservatory and bathroom on the ground floor. On the first floor a landing serves two good size double bedrooms and a shower room. Outside there are established gardens with a private south facing rear garden, driveway and garage. The property also benefits from double glazed windows, oil central heating and is offered chain free.

Entrance Lobby

Part double glazed pvc entrance doors, doors leading off to bathroom and:

Bathroom

White suite comprising panelled bath, pedestal wash basin, low level wc, tiled walls, radiator, frosted double glazed window to rear aspect.

Inner Hall

Access to:

Living Room

22'4" x 12'0" (6.81 x 3.66 (6.80 x 3.67))

Including the staircase to first floor with under stairs recess, chimney breast with fireplace recess, two double glazed windows to front aspect with fitted blinds, tv point, two radiators.

Kitchen

9'6" x 8'7" (2.90 x 2.62 (2.89 x 2.61))

Fitted with a range of coloured Hygena style wall and matching base units with marble effect worktops over, single drainer stainless steel sink unit, part tiled walls, concealed lighting, space and plumbing for a washing machine, wood effect vinyl flooring, double glazed window to rear aspect, open access to:

Dining/Sitting Room

13'9" x 8'2" (4.19 x 2.49 (4.18 x 2.50))

Including the airing cupboard housing the copper hot water cylinder, radiator, sliding double glazed patio doors to:

Conservatory

15'4" x 7'0" (4.67 x 2.13)

Brick and pvc double glazed construction with double glazed French doors to rear, radiator, tiled floor, polycarbonate roof over.

First Floor Landing

Frosted double glazed window to side aspect, doors leading off to:





Bedroom 1

15'11" x 10'7" (4.85 x 3.23)

Including to one wall fitted wardrobes plus over stairs storage cupboard, large double glazed dormer window to front aspect, radiator.

Bedroom 2

11'10" x 10'6" (3.61 x 3.20)

Plus wardrobe cupboard, large double glazed dormer window to rear aspect, radiator.

Shower Room

Tiled quadrant shower cubicle with electric shower fitting, low level wc, pedestal wash basin, tiled walls, radiator, frosted double glazed window to rear aspect.

Outside

To the front of the property there is a lawned garden with very well established borders, adjacent driveway providing parking and access to the car port and garage beyond with up and over door, power and lighting. There is open access in to the southerly facing private rear garden which is also lawned with established borders and paved sun trap patio area. Within the garden is the external oil boiler.

Tenure

Freehold

Services

Mains water, electric and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'B'

Location

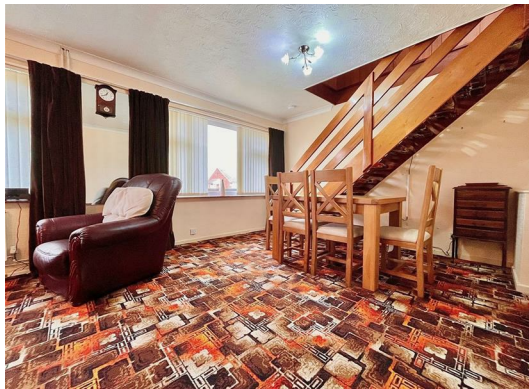
Scratby is coastal village approximately 5 miles north of Great Yarmouth. With sandy beaches backed by cliffs * Garden centre with general provisions store * First, Middle and High Schools are available in neighbouring village of Caister on Sea. Local bus services operate between the coastal villages and Great Yarmouth.. California owes its name to the discovery of 16th century gold coins on the beach in 1848 at the same time as the Californian 'gold rush' was taking place in America. These lovely, quieter villages are great holiday spots bordering the sea, and ideal touring bases for Great Yarmouth, the Norfolk Broads and surrounding countryside.

Directions

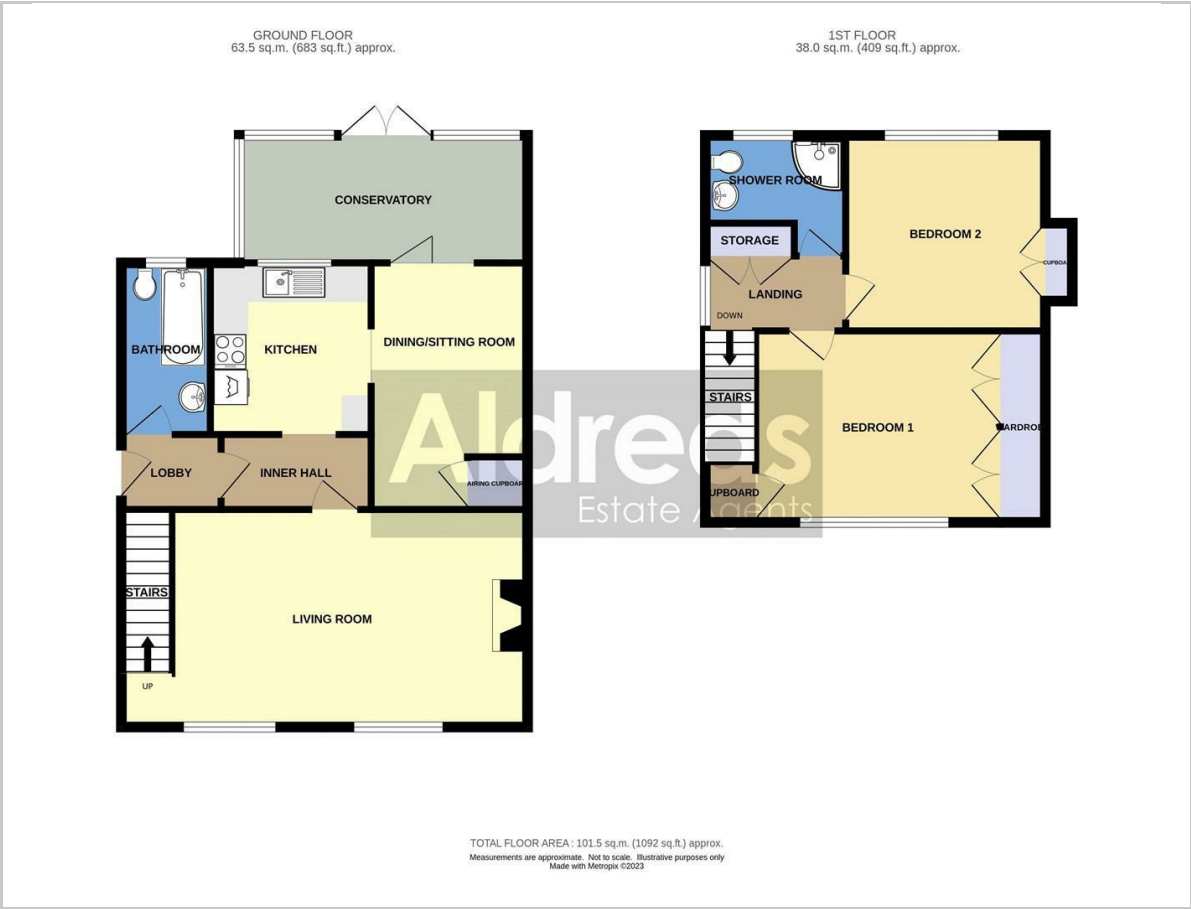
From the Yarmouth office head north on the A149 Caister Road, continue past the Yarmouth Stadium at the roundabout take the left hand exit onto the Caister Bypass, continue over the next roundabout into Jack Chase Way, at the Grange Hotel roundabout take the second exit into Scratby Road, turn right at the Scratby Garden Centre into Beach Road, turn second left into Heather Avenue.

EPC Rating - E (49)

Ref: Y11754/06/23/CF



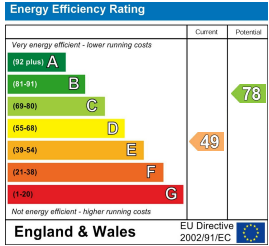
Floor Plan



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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