

**Aldreds**  
Estate Agents



56 California Crescent

California, Great Yarmouth, NR29 3QP

Guide Price £325,000-£350,000



## 56 California Crescent

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\*GUIDE PRICE £325,000-£350,000\* Aldreds are pleased to offer this beautifully presented and spacious detached bungalow in a superb location, offering uninterrupted sea views and with nearby beach access. The bungalow boasts a generous modern living space comprising an entrance sun room, luxury fitted kitchen with built in appliances, inner hallway, open plan living room into a dining room with bi-fold doors opening on to a side patio area, rear conservatory with sea views, master bedroom with en-suite cloakroom and two further good size bedrooms. Outside there is an open access to a large block paved driveway providing off road parking for several vehicles with gorgeous shrub and flower beds surrounding the property. In the far corner of the front garden is a delightful south facing porcelain patio sun trap. To the side is a private enclosed area with hot tub and programmable lighting (the hot tub is available for sale by separate negotiation). To the rear is a further patio area with stunning sea views across an open field. The property also benefits from high speed internet, LED energy saving lighting throughout, double glazed windows most of which have privacy film installed and oil central heating. This stunning property would make an ideal retirement/holiday home/city getaway and an early viewing is recommended. THERE IS NO ONWARD CHAIN.

### Entrance Sun Room 12'11" x 7'6" (3.96 x 2.31 )

Brick and double glazed construction with windows to front and side aspects, fitted blinds, lighting, double glazed sliding entrance door, and part double glazed internal door to:

### Kitchen 16'4" x 8'9" (5.00 x 2.69)

Bright and airy fitted kitchen comprising white gloss wall and matching base units, high quality quartz worktops, inset 1½ bowl composite sink with mixer tap, hot tap with water softener, waste disposal and integrated draining board, built in electric double oven, electric ceramic hob with glass panel splashback and stylish black extractor hood over, dishwasher, washing machine and tumble dryer, fridge/freezer, integrated microwave, plate warmer, wine fridge, LVT flooring, breakfast bar seating area, double glazed window to front aspect, access to:

### Inner Hallway

Built in storage cupboard, radiator, access to the loft space, doors leading off to:

### Bedroom 1 10'11" x 8'11" (3.35 x 2.72)

Double glazed window to side aspect, radiator, fitted carpet.

### En-Suite Cloakroom

Low level wc with concealed cistern and surface mounted wash basin with touch free tap, tiled walls and flooring, frosted double glazed window to side aspect.

### Bedroom 2 10'7" x 7'8" (3.23 x 2.34)

Double glazed window to side aspect, radiator, fitted carpet.

### Bedroom 3/Office/Study 14'2" x 7'8" (4.34 x 2.34)

Double glazed windows to front and side aspects, radiator, fitted carpet.

### Bathroom

Luxury bathroom with touch screen Whirlpool bath, steam shower with multiple settings and rain shower function, vanity unit with hand wash basin, low level wc, tiled walls and flooring, heated dual aspect mirror LED illuminated bathroom cabinet, frosted double glazed window to side aspect, towel radiator.





### Dining Room

11'3" x 11'3" (3.45 x 3.43)

Bifold double glazed doors with internal fitted blinds leading out on to the composite decked terrace with Whirlpool hot tub with star gazing canopy, radiator, laminate flooring, open plan into:

### Lounge

14'2" x 10'11" (4.34 x 3.34)

Double aspect double glazed windows to side aspects, fitted carpet, wall mount tv point, radiator, sliding double glazed patio doors to:

### Rear Conservatory

11'3" x 5'8" (3.45 x 1.73)

Brick and pvc double glazed construction with triple aspect windows, part double glazed pvc entrance door, fitted carpet.

### Outside

Enclosed with maintenance free composite fence panels with an open access block paved driveway providing off road parking for multiple vehicles, mature Japanese crab apple trees, porcelain sun trap patio area, water feature, external taps and weatherproof power points. There is also a useful attached workshop building to the side of the bungalow with double glazed door and window, housing the oil fired boiler and water softener, fitted shelving. A side privacy gate leads to the side terrace which is enclosed with maintenance free composite fencing and laid with solid Millboard composite decking. Available for sale by separate negotiation are a five-seater double lounge and Wellis hot tub complete with cover and surround steps, programmable LED lighting to fence posts and sliding canopy over. To the rear is a porcelain patio area, side borders with further composite fencing to most side boundaries, 1150L 2022 installed oil tank, external taps, weatherproof power points and archway leading to the clifftop providing sea views beyond.

### Tenure

Freehold

### Services

Mains water, electric and drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'C'

### 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.

Ref: Y12645/02/26/CF



## Floor Plan



## Viewing

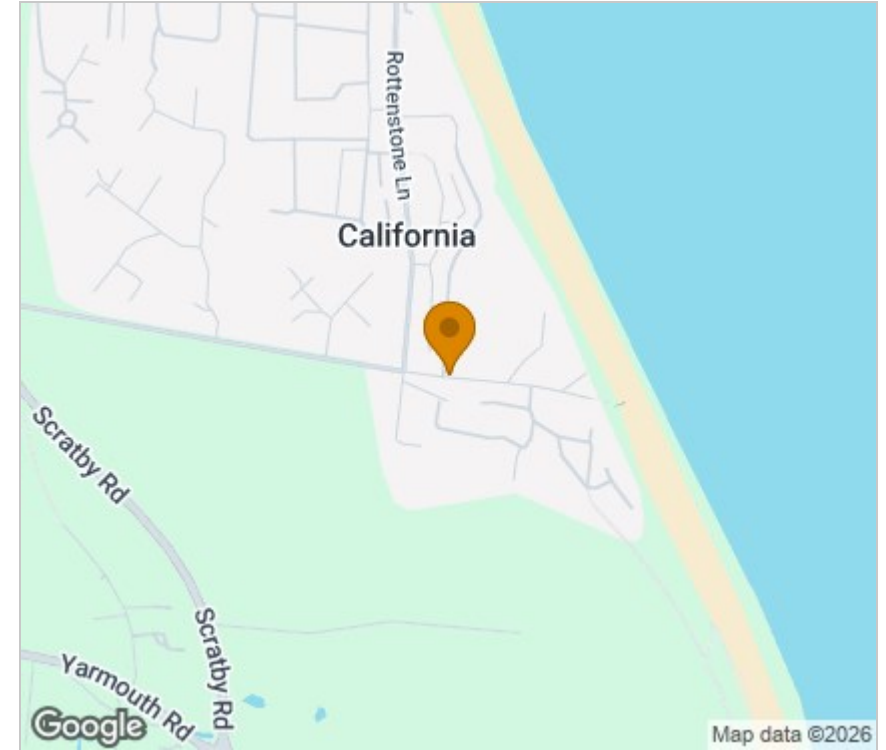
Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

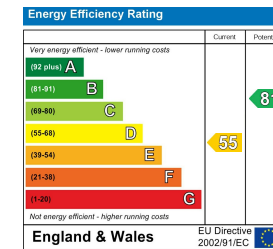
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## Area Map



## Energy Efficiency Graph



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