



73 Beach Road

Scratby NR29 3NW

Guide Price £225,000-£230,000



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\*GUIDE PRICE £225,000-£230,000\* A well presented three bedroom semi detached bungalow sitting in the popular coastal village of Scratby. The property has a lounge, kitchen, inner hallway and bathroom. Oil central heating. Driveway to garage. Gardens to front & rear.

## Kitchen

14'4" x 7'10" (4.38 x 2.41)

Base & wall units with worktops, sink, plumbing for washing machine, oil fired boiler, entrance door to side, radiator, door to lounge, door to bed 3



## Bedroom 3

9'3" x 6'9" (2.82 x 2.06)

Double glazed window to front aspect, window to side aspect, radiator.

## Lounge

17'9" x 11'9" (5.42 x 3.6)

Double glazed window to front aspect, radiator.



## Inner Hallway

Loft access

## Bedroom 1

11'10" x 10'5" (3.62 x 3.18)

Double glazed window to rear aspect, radiator.

## Bedroom 2

9'4" x 8'4" (2.87 x 2.56)

Double glazed window to rear aspect, radiator.

## Bathroom

6'4" x 5'8" (1.95 x 1.75)

Panel bath, hand basin, low level WC, part tiled walls, opaque double glazed window to side aspect, radiator.



#### Outside

Lawned gardens to front & rear. Driveway leading to garage. Timber shed, Greenhouse

#### Tenure

Freehold

#### Services

Mains water, electricity, 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.

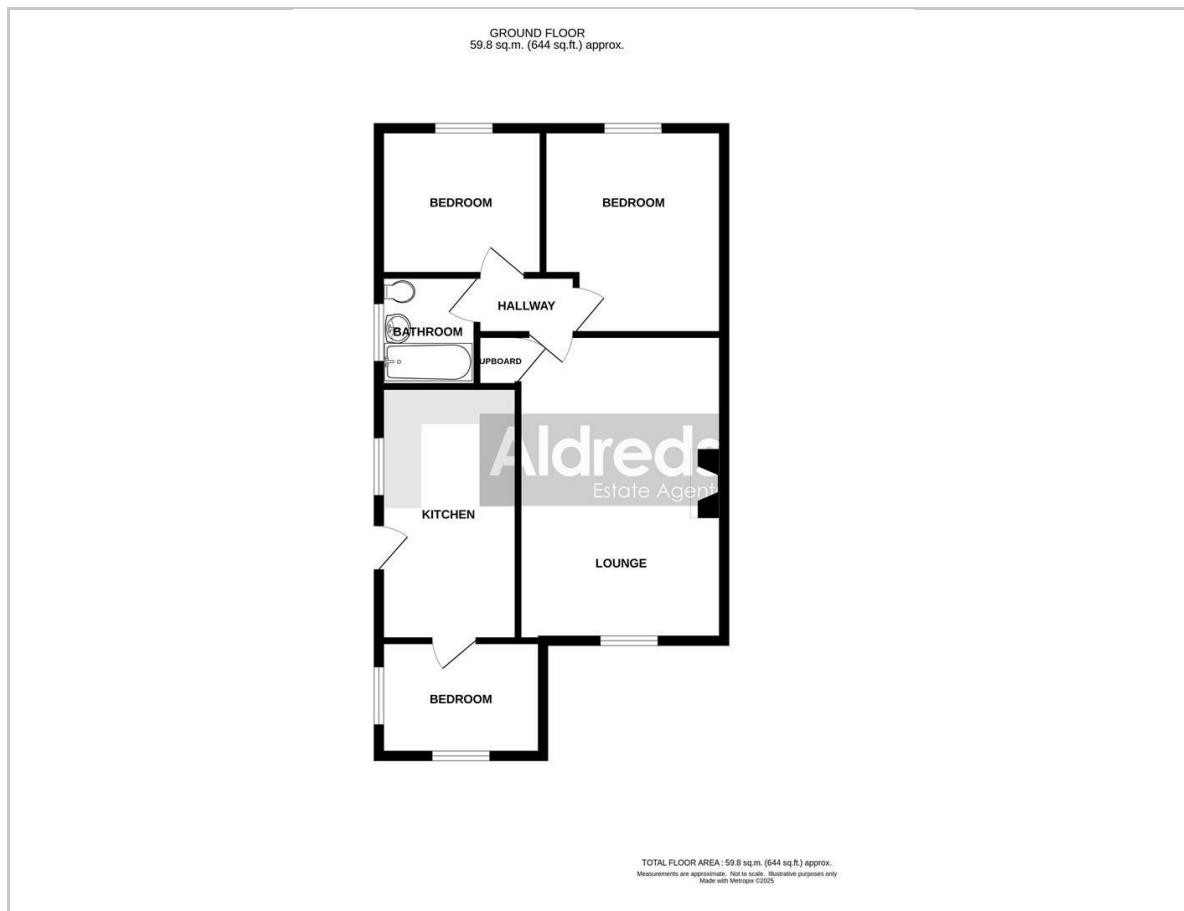
#### Directions

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 and continue down Beach Road passing the left hand turn in to Beach Drive, where the property can be found on the left hand side.

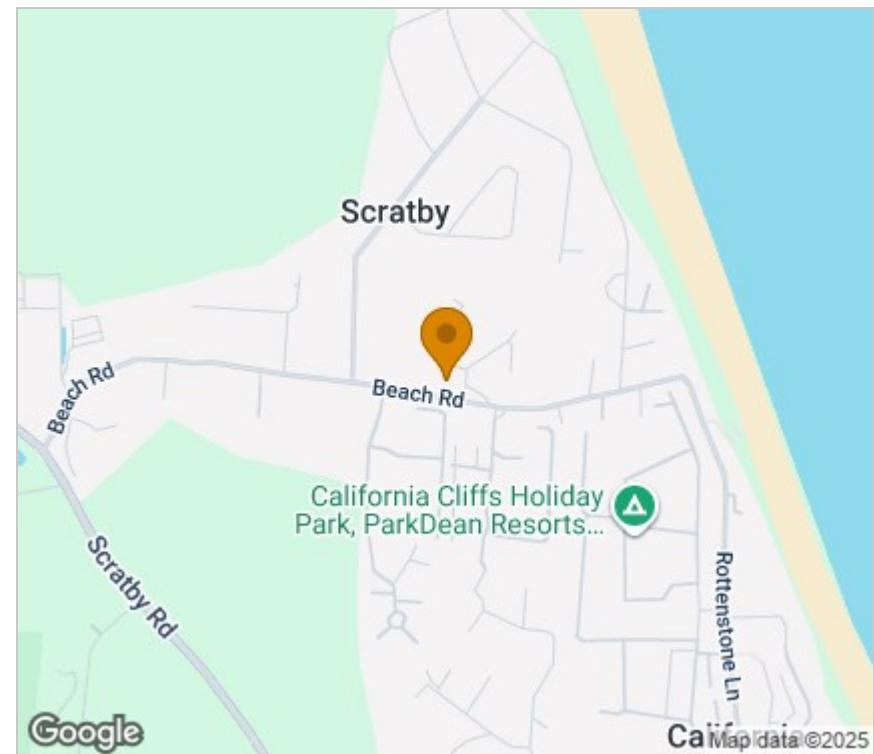
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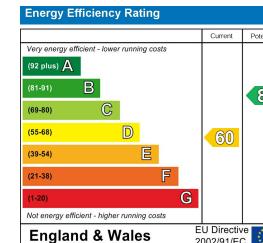
## Floor Plan



## 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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