

**Aldreds**  
Estate Agents



57 Beach Road

Scrabby, Great Yarmouth, NR29 3NW

£230,000



## 57 Beach Road

Scratby, Great Yarmouth, NR29

Aldreds are pleased to offer this highly individual detached bungalow with the benefit of a large attic room. The property offers a flexible living space comprising of an entrance porch leading to the entrance hall and beyond to the lounge/dining room, kitchen, two double bedrooms, bathroom, large conservatory and attic room with potential to convert to a bedroom. Outside there is a generous rear garden and large garage with long driveway. The property also benefits from double glazed windows, oil central heating and is offered chain free.

### Entrance Porch

Part double glazed pvc entrance door, panelling to walls, part glazed wood panel internal door to:

### Entrance Hall

Two radiators, meter cupboard housing the RCD fuse box, access to the attic room with pull down ladder, doors leading off to:

### Lounge/Dining Room

18'1" x 11'11" (5.51 x 3.63 (5.50 x 3.64))

Plus double glazed bay window to front aspect, stone fireplace, double glazed window to side aspect, tv point, radiator.

### Kitchen

11'11" x 10'0" (3.63 x 3.05 (3.64 x 3.04))

Extensively fitted with a medium oak style kitchen with wall and matching base units with work surface over, built in electric oven, four ring ceramic hob, space and plumbing for a washing machine, tiled walls and flooring, double glazed window to side aspect, single drainer stainless steel sink, wood panel ceiling, oil fired boiler, part glazed pvc door to:

### Side Entrance Porch

PVC double glazed construction with part double glazed pvc side entrance door with disabled ramp.

### Bedroom 1

12'6" x 11'11" (3.81 x 3.63)

Including fitted bedroom furniture with wardrobes, drawers and bedside cabinets, double glazed window to rear aspect, radiator.

### Bedroom 2

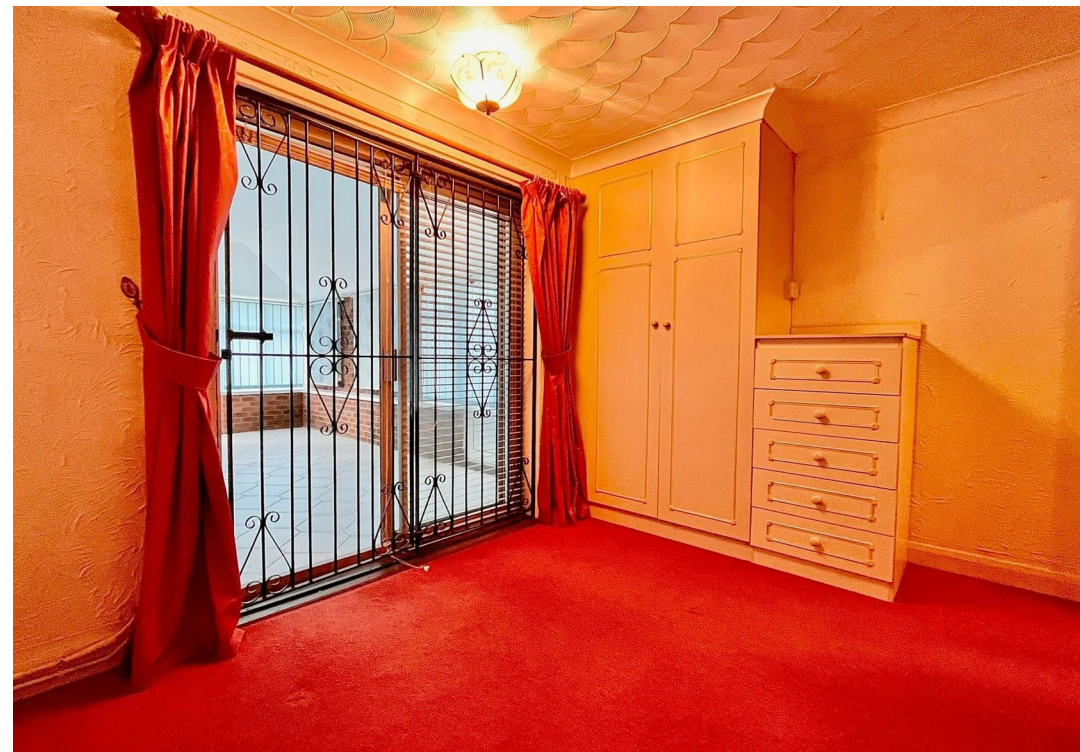
12'0" x 8'11" (3.66 x 2.72 (3.65 x 2.73))

Including a wardrobe, radiator, sliding double glazed patio doors with wrought iron security grill to:

### Conservatory

19'1" x 9'8" (5.82 x 2.95 (5.81 x 2.94))

Brick and double glazed construction with pitched thermal roof over, tiled flooring, radiator, night storage heater, fitted blinds, double glazed French doors to side and rear.





#### Bathroom

8'9" x 7'5" maximum (2.67 x 2.26 maximum)

Coloured suite comprising panel bath with electric shower over, pedestal wash basin, low level wc, tiled walls and flooring, radiator, frosted double glazed window to side aspect, built in cupboard.

#### Attic Room

20'9" x 10'11" (6.32 x 3.33 (6.33 x 3.34))

With some restricted headroom, double glazed window to rear, drop down loft ladder, lighting, access in to the remainder of the roof space.

#### Outside

To the front of the property is a low maintenance garden with side borders, A wrought iron gated entrance leads to the driveway and beyond additional gates to further drive and the attached garage/workshop with electric door, power and lighting. At the rear there is an established garden which is mainly lawned with established borders and a summerhouse.

#### Tenure

Freehold

#### Services

Mains water, electric and drainage.

#### Council Tax

Great Yarmouth Borough Council - Band 'C'

#### 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.

EPC Rating - F (26)

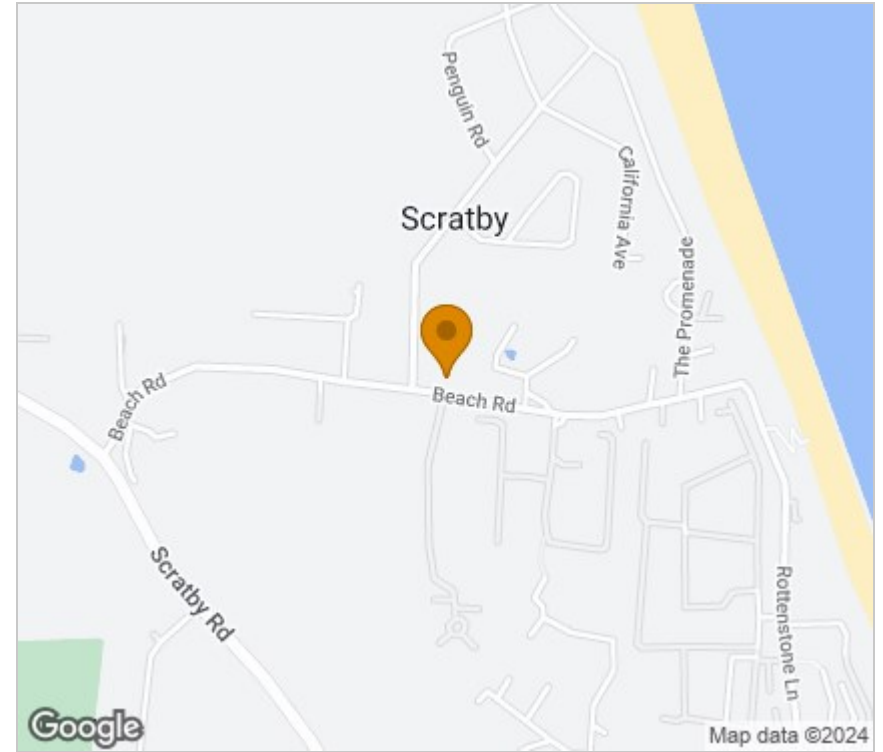
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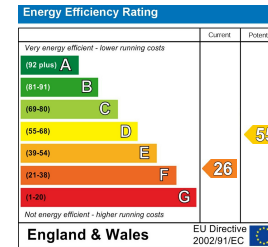
## Floor Plan



## 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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