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118 Ivy Cottage

NO PARKING

Ivy Cottage 118 California Road

California, Great Yarmouth, NR29 3QW

Price Guide £350,000-£365,000



4



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Ivy Cottage 118 California Road

Guide Price £350,000-£365,000 Aldreds are pleased to offer this tastefully presented detached period cottage circa 1861. The cottage is situated in a superb location yards from the popular Scratby beach and offers a flexible living space with the benefit of a rear living room extension. The property would make an ideal family home or holiday residence with accommodation comprising of an entrance hall, spacious living room on to the rear garden, dining/sitting room, modern fitted kitchen, utility/cloakroom, study/bedroom 4. On the first floor a landing serves three double bedrooms and a shower room. Outside a sweeping driveway provides off road parking with access to the rear garden where there is a superb private south facing garden providing an ideal relaxing entertaining space. Attached to the side of the property is a useful work room/store. The property also benefits from double glazed windows and oil central heating. An early viewing is recommended.

Entrance Porch

Part double glazed entrance door, internal door to:

Sitting/Dining Room

16'8" x 11'4" (5.09 x 3.46)

A flexible room with space for a table and sofas, chimney breast with a recess housing the cast iron wood burner, radiator, tv point, corner storage cupboard, fitted carpet, serving hatch to kitchen, door to:

Inner Hallway

With part double glazed side entrance door, staircase to first floor with under stairs storage cupboards, wood effect laminate flooring, radiator, cloaks storage recess, additional built in shelving and storage cupboards, part double glazed pvc door to west side courtyard, doors leading off to:

Living Room

18'8" x 11'11" (5.69 x 3.65)

A delightful room with double glazed French doors on to the rear garden, two double glazed windows to side aspect, engineered wood flooring, tv point, two radiators.

Study/Bedroom 4

9'4" x 7'4" (2.87 x 2.24)

Double glazed window to side aspect, wood effect laminate flooring, radiator, access to the loft space serving the rear of the property.

Kitchen

10'7" x 9'11" (3.24 x 3.03)

Extensively fitted with a range of white cottage style wall and matching base units with wood block work surfaces over, single drainer one and a half bowl sink unit with mixer taps, built in electric double oven, four ring LPG hob with extractor hood over, part tiled walls, recess for a fridge/freezer, tiled flooring, double aspect double glazed windows.

Utility/Cloakroom

5'10" x 5'1" (1.79 x 1.57)

Fitted work surface with inset single drainer sink unit with space and plumbing below for a washing machine and tumble dryer, low level wc, tiled flooring, double glazed window to side aspect.

First Floor Landing

Double glazed window to side aspect providing sea views, built in airing cupboard housing the copper hot water cylinder, fitted carpet, loft access, doors leading off to:

Bedroom 1

11'8" x 10'8" (3.56 x 3.27)

Double glazed window to front aspect, radiator, tv point, fitted carpet.





Bedroom 2

10'7" x 9'10" (3.24 x 3.0)

Including fitted wardrobe cupboards, double glazed window to rear aspect, radiator, fitted carpet.

Bedroom 3

10'7" x 8'9" (3.23 x 2.69)

Plus storage cupboard, double glazed window to side aspect providing sea views, radiator, fitted carpet.

Shower Room

8'4" x 6'3" (2.55 x 1.92)

Corner double width tiled shower cubicle with electric shower fitting, low level wc, pedestal wash basin, vinyl flooring, radiator, extractor fan, double glazed window to front aspect.

Outside

A gated access to the front of the property leads to a low maintenance garden with concrete driveway parking/turning area. Attached to the side of the property with twin access points is a useful work room/store with power connected. A gated access leads in to the rear garden which is of a generous size and laid with an area of private sun trap patio beyond which the remainder of the garden is lawned with side borders and enclosed by timber panelled fencing. On the western side of the property is an additional sheltered terrace benefitting from the afternoon sun.

Tenure

Freehold

Services

Mains water, electric and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'D'

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

From the Yarmouth office head north along 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 roundabout into Scratby Road, turn right at the first crossroads into California Road and continue to the bottom where the property can be found on the right hand side.

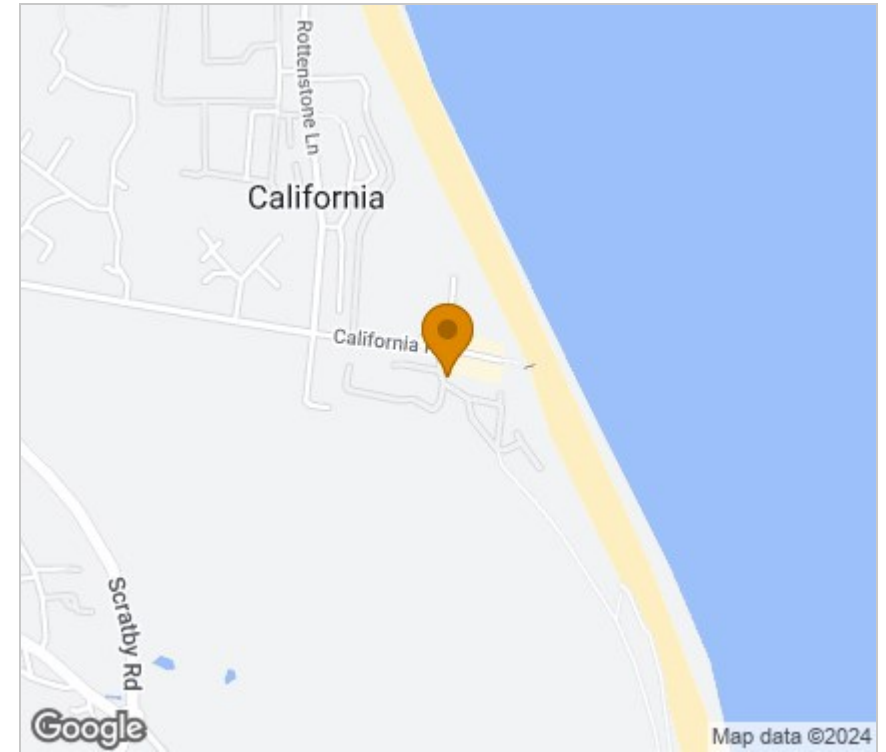
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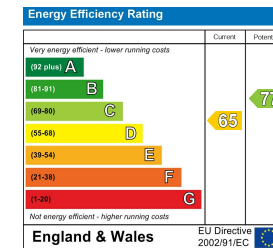
Floor Plan



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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