

**Aldreds**  
Estate Agents



6 Beach Drive

Scratby, Great Yarmouth, NR29 3NP

£295,000



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## 6 Beach Drive

Aldreds are pleased to offer this spacious and well equipped detached bungalow on a generous plot in a sought after location within this popular coastal village. The property offers great potential and scope for further expansion that would suit either family or retirement purposes with accommodation comprising of an entrance hall serving a dining room leading through to the living room, kitchen, three good size bedrooms and bathroom. Outside there is a double driveway providing ample parking and access to the garage and established rear garden. The property also benefits from double glazed windows and oil central heating. Offered chain free.

### Entrance Hall

Frosted double glazed entrance door with matching side screen, radiator, built in storage cupboard, wood effect laminate flooring, access to the loft space, doors leading off to:

### Dining Room

9'6" x 8'10" (2.92 x 2.71)

Double glazed window to side aspect, radiator, fitted carpet, door to kitchen and open access to:

### Living Room

17'10" x 11'10" (5.46 x 3.63)

Including the brick feature open fireplace with electric fire and hearth, double glazed window to front aspect, radiator, tv point, fitted carpet.

### Kitchen

13'6" x 8'5" (4.14 x 2.59)

Plus recess housing the oil boiler (in need of attention), adjacent airing cupboard and further storage recess with space for a fridge/freezer. Fitted with white wall and matching base units with light finish work surfaces over, single drainer stainless steel sink unit, space and plumbing for a washing machine, built in electric oven, four ring ceramic hob and extractor hood over, part tiled walls, double glazed window to side aspect, part double glazed door to side aspect.

### Bedroom 1

12'1" x 10'10" (3.70 x 3.32)

Including mirror fronted wardrobe cupboards, radiator, fitted carpet, double glazed window to rear aspect, two wall lights.

### Bedroom 2

10'8" x 9'10" (3.27 x 3.0)

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





### Bedroom 3

9'3" x 8'11" (2.83 x 2.73)

Sliding double glazed patio doors to rear, radiator.

### Bathroom

7'10" x 5'5" (2.39 x 1.66)

White suite comprising curved panelled bath with electric shower over, vanity unit with inset wash basin, low level wc, tiled walls, frosted double glazed window to side aspect, radiator, extractor fan, recessed spot lights.

### Outside

To the front of the property is a double block pavior driveway with central lawn. The driveway extends down the side of the property to the garage. At the rear is a generous garden with lawn, patio area and established boundaries.

### 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.

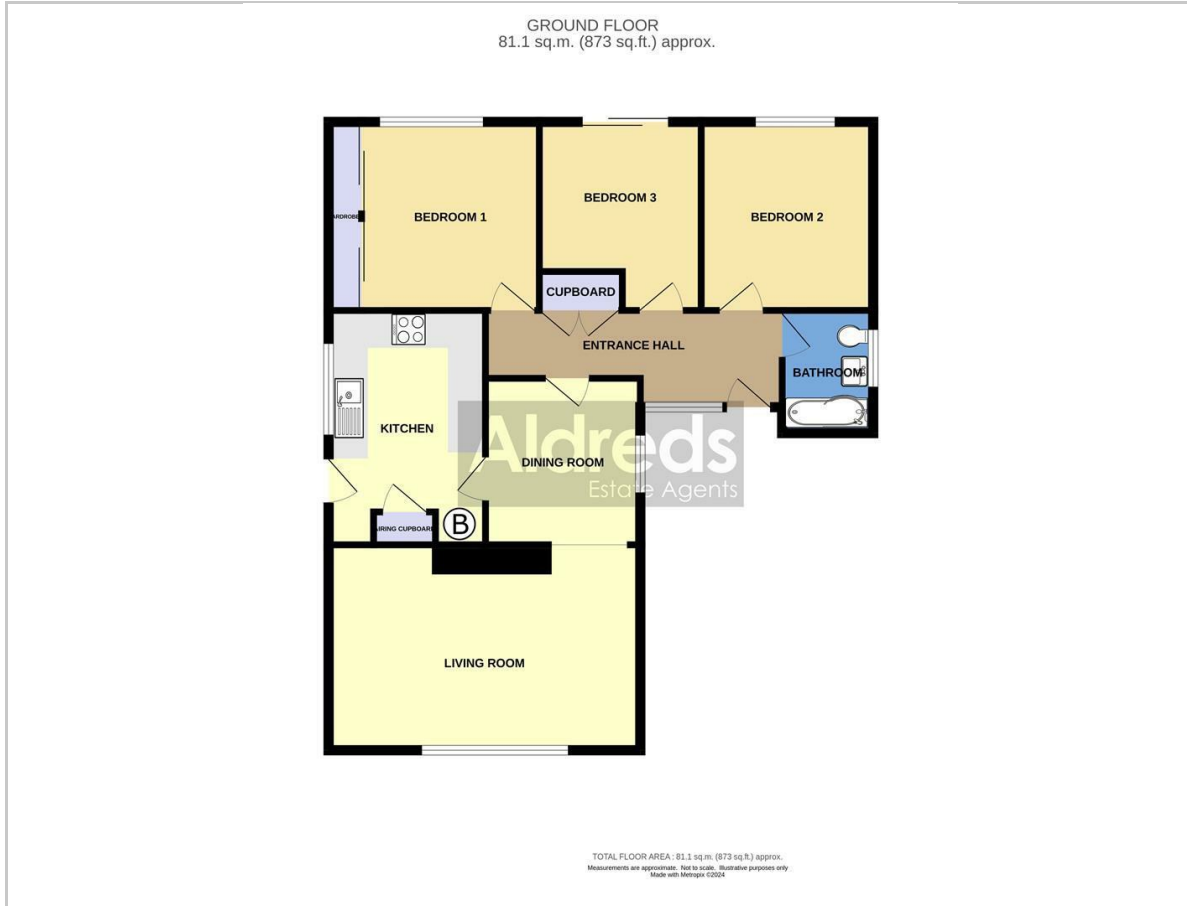
### Directions

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, turn left into Beach Drive where the property can be found on the right hand side.

Ref: Y12009/03/24/CF



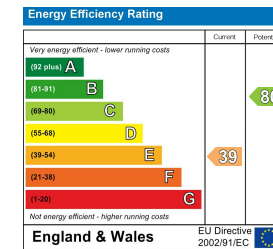
## Floor Plan



## 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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