



16 Beach Drive

Scratby, Great Yarmouth, NR29 3NP

£305,000



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## 16 Beach Drive

Aldreds are pleased to offer this spacious and well maintained detached bungalow on a generous plot in a sought after location within this popular coastal village. The property offers great potential with scope for further expansion with accommodation comprising of an entrance hall serving a dining room leading through to the living room, kitchen, three good size bedrooms and shower room. 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

Part double glazed pvc entrance door with double glazed side screen, radiator, telephone point, access to the loft space, deep built in cloaks/utility cupboard, doors leading off to:

### Dining Room

9'6" x 8'11" (2.92 x 2.72)

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

### Lounge

17'10" x 12'10" (5.44 x 3.93)

Including the stone fireplace with quarry tiled hearth and inset electric fire, two radiator, tv point, double glazed window to front aspect, wall light points, fitted carpet.

### Kitchen

9'8" x 8'6" (2.95 x 2.61)

Extensively fitted with wood effect wall and matching base units with work surface over, one and a half bowl stainless steel sink unit, space and plumbing for a washing machine, recess with electric cooker point and incorporated extractor hood over, part tiled walls, wood effect vinyl flooring, airing cupboard housing the oil boiler, double glazed window and frosted double glazed door to side aspect.

### Bedroom 1

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

Including fitted bedroom furniture, plus an additional built in storage cupboard, radiator, fitted carpet, double glazed window to rear aspect.

### Bedroom 2

11'10" x 9'10" (3.62 x 3.01)

Plus built in storage cupboard, radiator, double glazed window to rear aspect, fitted carpet.

### Bedroom 3

11'10" x 11'3" (3.62 x 3.44)

Including a built in storage cupboard, double glazed window to rear aspect, radiator.





### Shower Room

8'7" x 6'11" (2.62 x 2.11)

Corner quadrant tiled shower cubicle with electric shower fitting, vanity unit with inset wash basin, low level wc, with concealed cistern, built in linen cupboard, radiator, frosted double glazed window to side aspect.

### Outside

To the front of the property is a block pavior front garden/driveway which provides ample parking and access to the car port. On the side of the bungalow a further driveway provides additional parking and a gated access leading down to the single garage with up and over door, power and lighting. There is open access in to the rear garden which is well established and mainly lawned with established borders, areas of paved patio, greenhouse and summer house.

### 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.

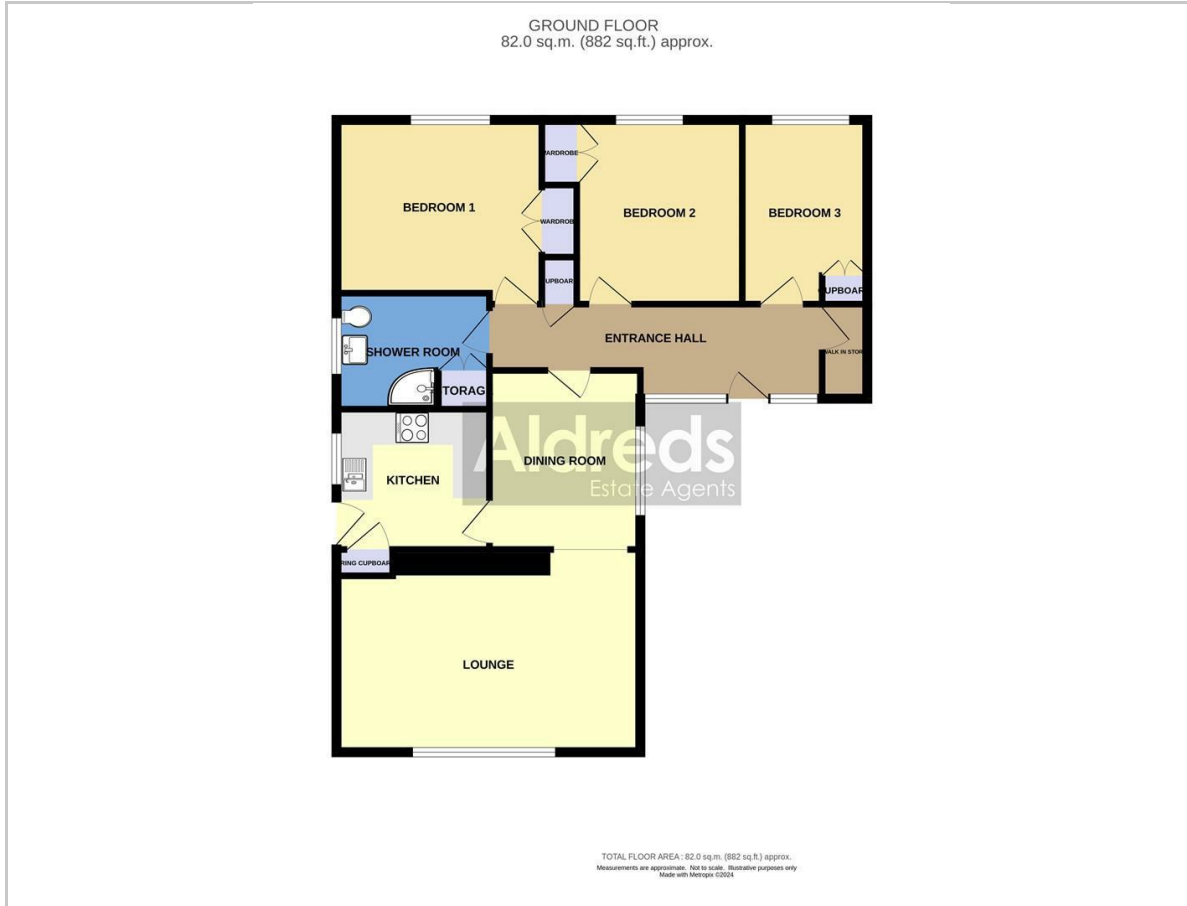
### Directions

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: Y12012/03/24/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

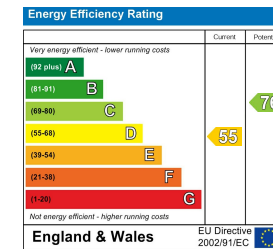
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## Area Map



## Energy Efficiency Graph



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