



17 California Avenue, Scraby

£395,000 Freehold

Discover modern elegance in the charming village of Scraby with this four-bedroom detached house! This beautifully presented home features grey cladding, a bright front room with a spacious lounge and a cosy multi-fuel burner, along with a kitchen adorned with dark blue cabinets and granite countertops. Enjoy the garden room overlooking the rear west-facing garden or the master bedroom terrace with sea views. The family bathroom provides modern amenities, and with ample off-road parking and a convenient location, this stylish oasis is a must-see.

Location

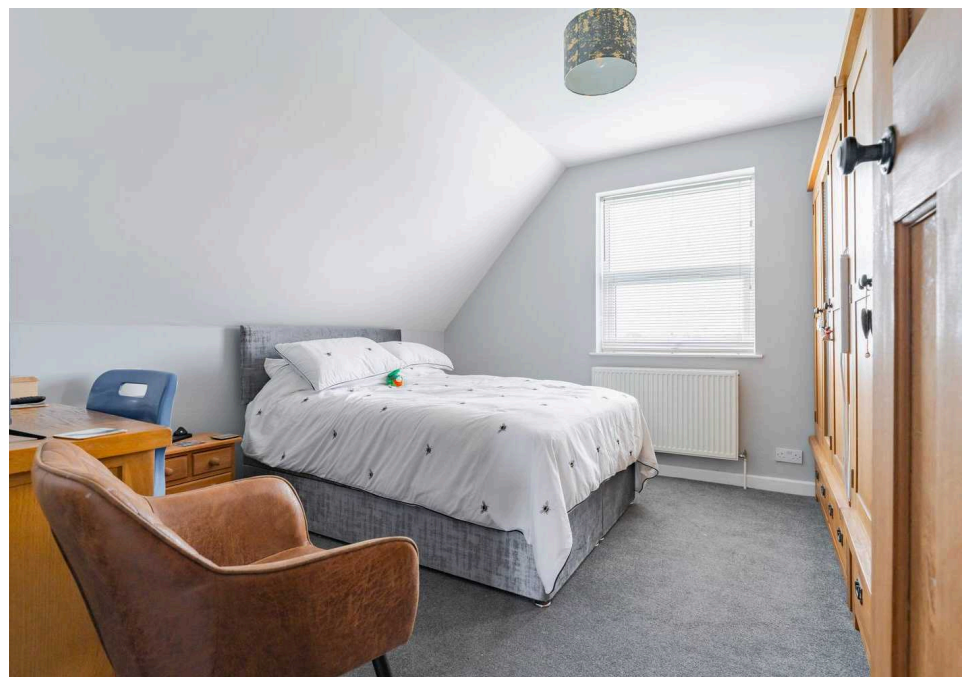
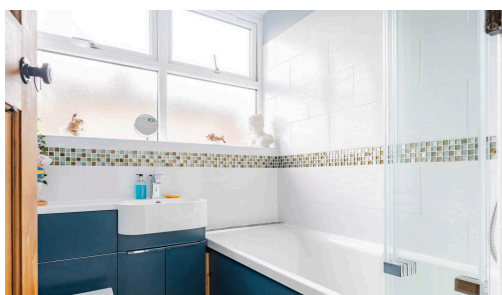
California Avenue is located in the coastal village of Scratby known for its beautiful sandy beaches and welcoming community atmosphere. Situated near the popular seaside resort of Great Yarmouth, residents enjoy easy access to a range of local amenities, including shops, cafés, and schools. The area boasts excellent transport links, with regular bus services connecting to Great Yarmouth and nearby villages, as well as convenient access to the A47, providing a straightforward route to Norwich and beyond. Outdoor enthusiasts will appreciate the nearby nature reserves and coastal paths, offering opportunities for walking and exploring the stunning Norfolk coastline. Scratby's blend of tranquil village life and proximity to urban conveniences makes California Avenue an appealing location for families and individuals alike.



Agents Note

We understand that the property is being sold as a freehold. Connected to all mains such as water, electricity and drainage.

Tax Council Band - D



California Avenue, Scratby

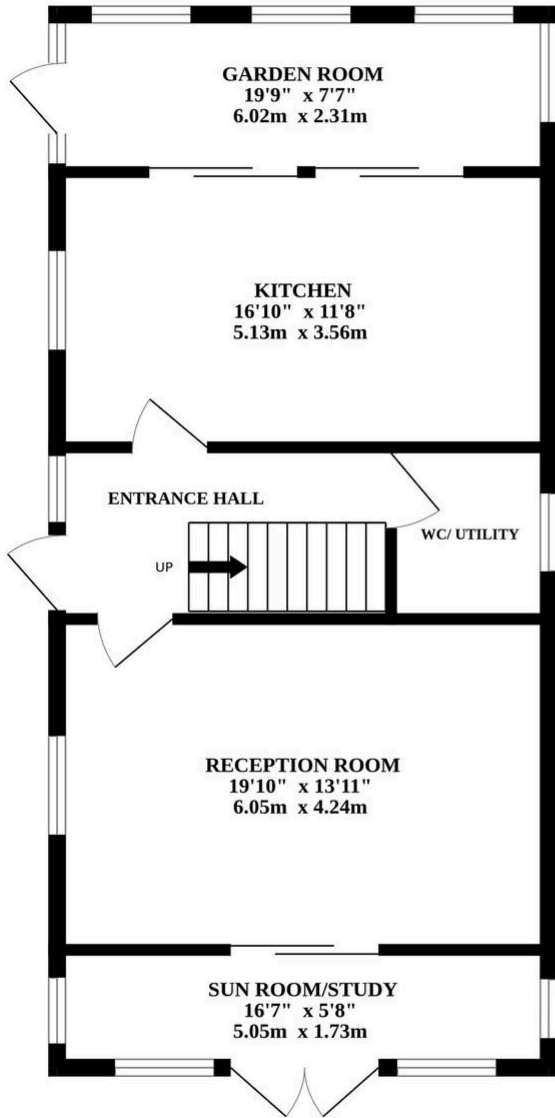
This stunning property welcomes you with a well-maintained front garden complemented by a pathway leading to the entrance. Upon entering, you are greeted by an inviting entrance hall featuring wood-style flooring, spotlights, and convenient under-stair storage with plumbing for a washing machine. The cloakroom/utility room continues the contemporary feel, offering a hand wash basin and low level WC set in a stylish vanity unit. The heart of the home is the kitchen, complete with a range of fitted storage units, a white quartz worktop with a sunken sink, and high-end appliances including a built-in fridge/freezer and a five-ring induction hob. The spacious living room boasts a multi-fuel burner and sliding doors leading to a bright front garden room. The front garden room features double-glazed windows and doors that allow natural light to flood the space, creating a bright and welcoming atmosphere. The rear garden room offers additional living space with a polycarbonate roof, a worktop, and a breakfast bar, perfect for enjoying the lush views of the garden.

The first floor features a landing that connects to three well-appointed bedrooms and a stylish family bathroom. The master bedroom offers stripped wooden floorboards, spotlights, and double-glazed doors that open to a balcony with sea views, creating a serene space. Two additional bedrooms provide comfortable and versatile accommodation, with one overlooking the garden, making it ideal for use as a study, guest room, or children's room. The family bathroom is designed with modern touches, including a panelled bath, wall-mounted shower, and a stylish vanity unit.

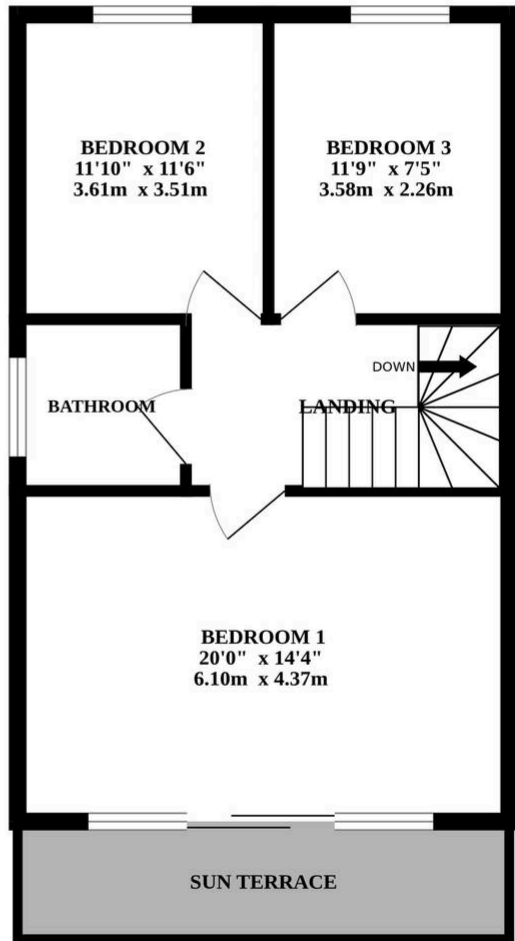
The rear garden is mainly laid to lawn, featuring a pathway that leads to the back, a covered area, a timber shed, and a wood store for outdoor storage. There is off-road parking for two vehicles, with double gates providing access to a hard-standing area suitable for larger vehicles or motorhomes, adding practicality to this delightful home.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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