



13 California Avenue, Scratby
Offers In The Region Of: £390,000

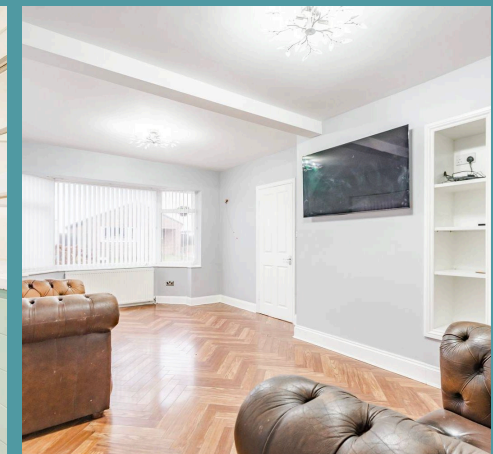
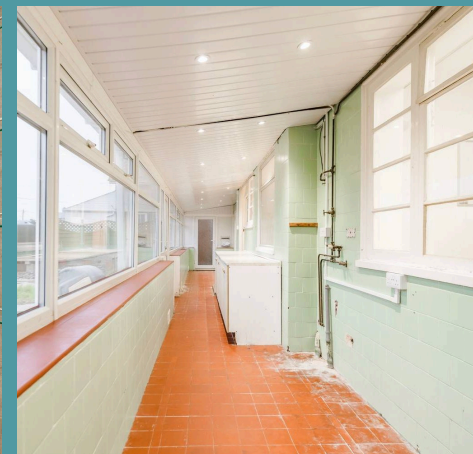
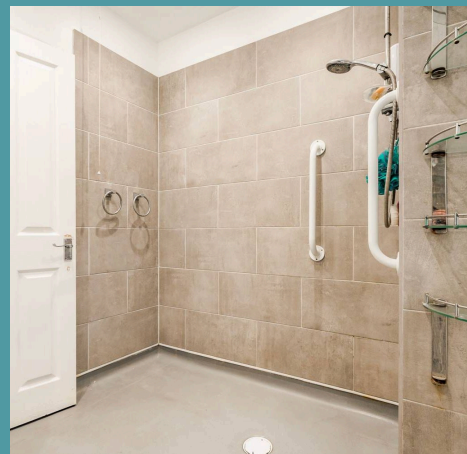
13 California Avenue

Scratby, Great Yarmouth

Exciting prospects in this spacious five-bedroom chalet offers coastal living perfectly suited for large or growing families. Enhanced with replastered walls and new wiring throughout, the home features a fresh and contemporary interior. Footings and sewage are already in place for an extension, allowing you to expand and personalise the property to your needs. The versatile layout includes generous living areas, a modern kitchen and a mix of ground-floor and first-floor bedrooms to adapt to a variety of lifestyles. Outside, the large rear garden, ample parking, and cleared side plot complete this exciting opportunity to craft your dream home.

The Location

The coastal village of Scratby is located only a short stroll away from the stunning coastline where you can enjoy all of the local amenities Scratby has to offer including the Post Office, Holiday Camps, Tea rooms and the 'Moments' restaurant. Apart from the lovely sandy coast, Scratby is surrounded by countryside field views and the neighbouring villages of Winterton, Hemsby, Ormesby, Martham and only a short 8 miles from Great Yarmouth and 20 miles into the Norwich city centre, where you can enjoy a wide range of amenities, shopping facilities, leisure centres and the beauty of the rich cultural history.





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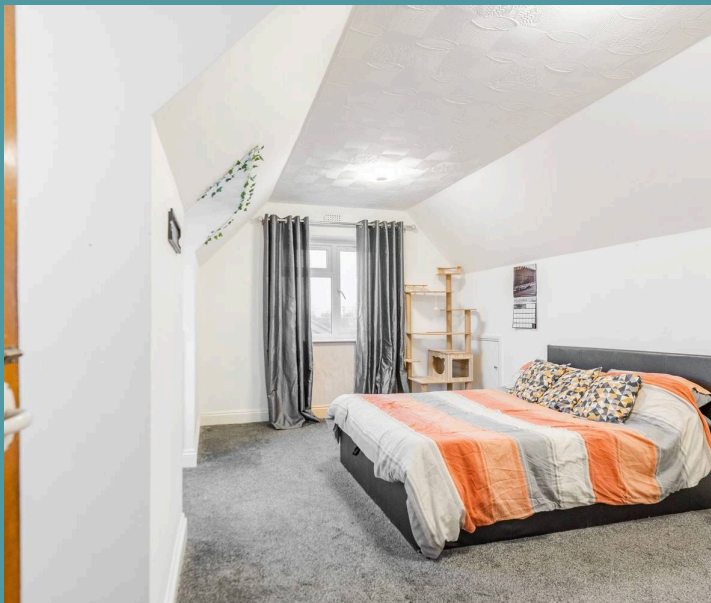
California Avenue

This modernised five-bedroom chalet offers the perfect blend of spacious living and untapped potential, ideal for a large or growing family seeking coastal living with an abundance of space. The property has been replastered and rewired throughout, ensuring a fresh and updated interior.

With the added advantage of footings and sewage already in place for a potential extension on the left side of the home, this property presents a rare opportunity to customise and expand further.

The ground floor boasts excellent proportions, beginning with a spacious entrance hall that leads into a bright living area. With dual-aspect windows, including a charming bay window, and herringbone flooring, this room offers both style and versatility for your chosen furniture arrangement.

The modern kitchen provides ample storage, sleek finishes and a touch of colour with its varied tiled backsplash and flooring. From here, access a lean-to that spans the length of the home, offering flexible additional space for a utility area. Two ground-floor bedrooms and a wet room cater to multi-generational living or guest accommodation needs.





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Scratby, Great Yarmouth

Upstairs, three generously sized bedrooms provide plenty of versatility to suit your family's evolving needs. Whether used as bedrooms, office space or hobby rooms, each space is designed to accommodate a variety of purposes. The layout ensures a balance of comfort and functionality, making this home adaptable to every stage of family life.

Outside, the property boasts a large rear garden with a sprawling green lawn, perfect for outdoor activities or relaxation. A generous side plot, once home to a double garage, has been cleared and partially prepped for the extension, offering an exciting opportunity to create your dream space. The front of the property provides ample parking, ensuring convenience for multiple vehicles. With its modern updates, spacious layout, and room to grow, this chalet is ready to become your forever home.

Agents Note

Sold Freehold

Connected to mains water, electricity and drainage.

Oil Fired Heating



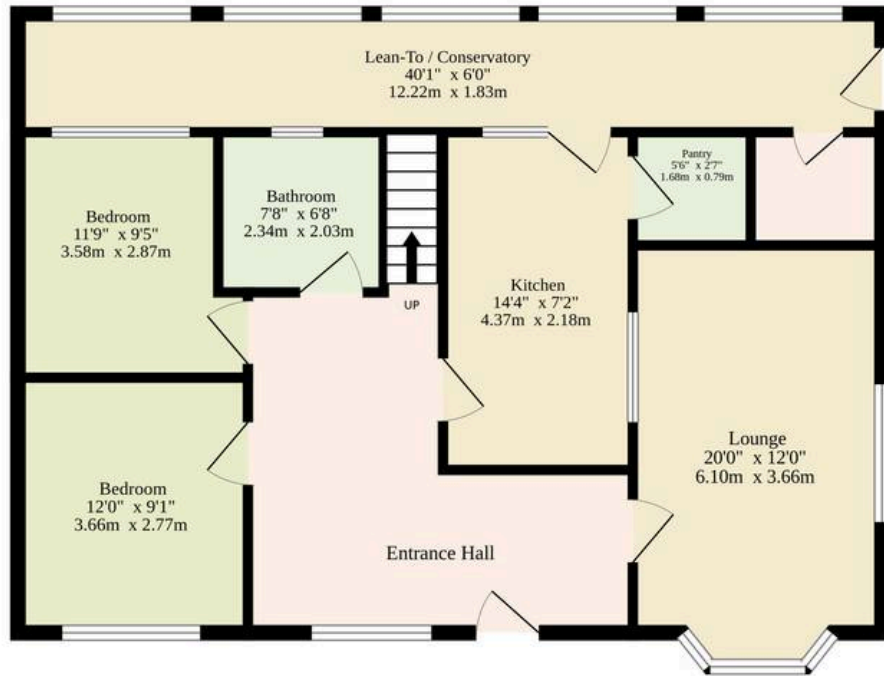
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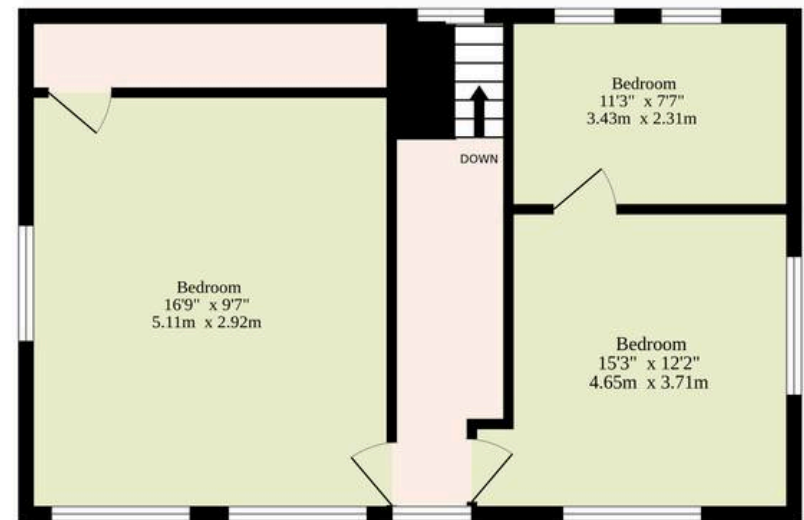
- Five-bedroom chalet perfect for large or growing families seeking coastal living
- Replastered and rewired throughout for a fresh and updated interior
- Footings and sewage in place for a potential extension, offering exciting customisation opportunities
- Spacious entrance hall leading to a bright dual-aspect living area with bay window and herringbone flooring
- Modern kitchen with ample storage including a pantry, sleek finishes and colourful tiled backsplash and flooring
- Lean-to spanning the length of the home, providing versatile additional space for your chosen purpose
- Two ground-floor bedrooms and a wet room ideal for multi-generational living or guest accommodation
- Three generously sized first-floor bedrooms adaptable for family needs, offices, or hobbies
- Large rear garden with a green lawn and cleared side plot ready for expansion
- Ample parking space at the front, ensuring convenience for multiple vehicles



Ground Floor
1120 sq.ft. (104.1 sq.m.) approx.



1st Floor
516 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA : 1636 sq.ft. (152.0 sq.m.) approx.

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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