

Aldreds
Lettings

14 Beach Road, Scratby, Great Yarmouth, NR29 3AJ

£2,000 PCM

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14 Beach Road

Scratby, Great Yarmouth, NR29 3AJ

- High Specification Finish Throughout
- 2000 Square Feet Of Flexible Living Space
- Superb Open Plan Kitchen/Living Room
- Double Glazed Windows
- Luxury Bathroom & Shower Room
- Stunning Detached Residence
- Five Bedrooms Over Two Floors
- Fully Renovated Interior And Exterior
- Air Source Heating
- An Opportunity Not To Be Missed!

Aldreds are pleased to offer this fully renovated detached chalet style residence on a generous corner plot boasting an impressive 2000 square feet of flexible modern living space, with accommodation comprising of a reception hall, lounge, separate dining room/bedroom 5, luxury kitchen/breakfast room opening through to a stunning living room on to the rear garden, quality shower room and family bathroom, two ground floor bedrooms. On the first floor a spacious landing serves two large double bedrooms. Outside there is a sweeping driveway providing ample parking to the front with a private lawned garden to the side and a large paved suntrap terrace to the rear. The property has recently undergone a full renovation with a new roof being fitted, new double glazed windows, economical air source central heating, replastering and redecoration throughout, new quality fittings to the bathrooms and kitchen, new flooring and superb landscaped gardens. Properties such as this are rarely available on the lettings market, therefore an early viewing is considered essential.







Reception Hall

New part double glazed composite entrance door, frosted double glazed window to rear aspect, stairs to first floor, wood effect LVT flooring, radiator, airing cupboard housing the pressurised high capacity hot water cylinder,doors leading off to:

Shower Room 7'5" x 5'4" (2.28m x 1.65m)

Plus under stairs cupboard, new quality suite with a coloured finish vanity unit, walk in shower cubicle with mains fed shower fitting, aqua panelled walls, wood effect LVT flooring, chrome towel rail/radiator, recessed spot lights, frosted double glazed window to rear aspect, extractor fan.

Lounge 14'5" x 11'10" (4.40 x 3.62)

Plus double glazed bay window to front aspect, tv point, radiator, wood effect LVT flooring. This room could also be used as a bedroom due to the living room space offered off of the kitchen.



Kitchen/Breakfast Room 16'3" x 9'5" (4.97 x 2.88)

New quality fitted kitchen with coloured finish wall and matching base units with attractive granite work surfaces over and matching upstands, under counter double bowl sink unit, twin electric ovens, five ring induction hob with glass splashback panel and overhead extractor fan, integrated full height fridge and freezer, integrated dishwasher and washing machine, double glazed window and new part double glazed composite door to side aspect, wood effect LVT flooring, recessed spot lights, mains operated smoke detector, radiator, door in to the dining room and open access to;

Living Room 17'7" x 14'4" (5.38 x 4.37)

Stunning room with a double aspect via a double glazed window to the side aspect and double glazed French doors on to the rear terrace, vertical radiator, wood effect LVT flooring, wall mount tv point, recessed spot lighting.

Dining Room/Bedroom 5 11'5" x 10'7" (3.49 x 3.24)

Plus double glazed bay window to side aspect, radiator, wood effect LVT flooring.

Directions



Bedroom 3 12'4" x 11'10" (3.78 x 3.63)
Plus a double glazed bay window to the front aspect, radiator, fitted carpet.

Bedroom 4 10'7" x 8'10" (3.24 x 2.71)
Double glazed window to side aspect, radiator, fitted carpet.

Family Bathroom 12'8" maximum x 7'10" (3.87 maximum x 2.41)
New quality white suite comprising curved panelled bath, walk in shower cubicle with mains fed shower fitting, low level wc with concealed cistern, coloured finish vanity unit with inset wash basin, aqua panelled walls, chrome towel rail/ radiator, frosted double glazed window to side aspect, recessed spot lights, extractor fan, wood effect LVT flooring.

First Floor Landing
Double glazed window to rear aspect, radiator, eaves storage cupboard, fitted carpet, attractive glass balustrading, door to:

Bedroom 1 15'0" maximum x 14'7" maximum (4.59 maximum x 4.45 maximum)
Eaves storage cupboard, double glazed window to front aspect, radiator, recessed spot lights, fitted carpet.

Bedroom 2 15'4" x 11'8" (4.68 x 3.58)
Double glazed window to front aspect, radiator, recessed spot lights, fitted carpet.

Outside
The property sits on a generous corner plot with a brick walled front garden with an in and out shingled driveway providing ample car parking. A gated access leads in to the westerly facing sun trap side garden which is laid to lawn with a paved pathway/patio area, outside lighting. The pathway continues around the perimeter in to the rear garden which is low maintenance with a large area of private paved sun trap terrace, outside lighting and the air source heat pump

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 next roundabout into Scratby Road, turn right at Scratby Garden Centre into Beach Road where the property can be found after a short distance on the right hand side.

Additional Information
RENT

Rent is exclusive of Council Tax, water rates, sewerage rates. The rent is payable monthly in advance.

TENANCY

Assured Periodic Tenancy

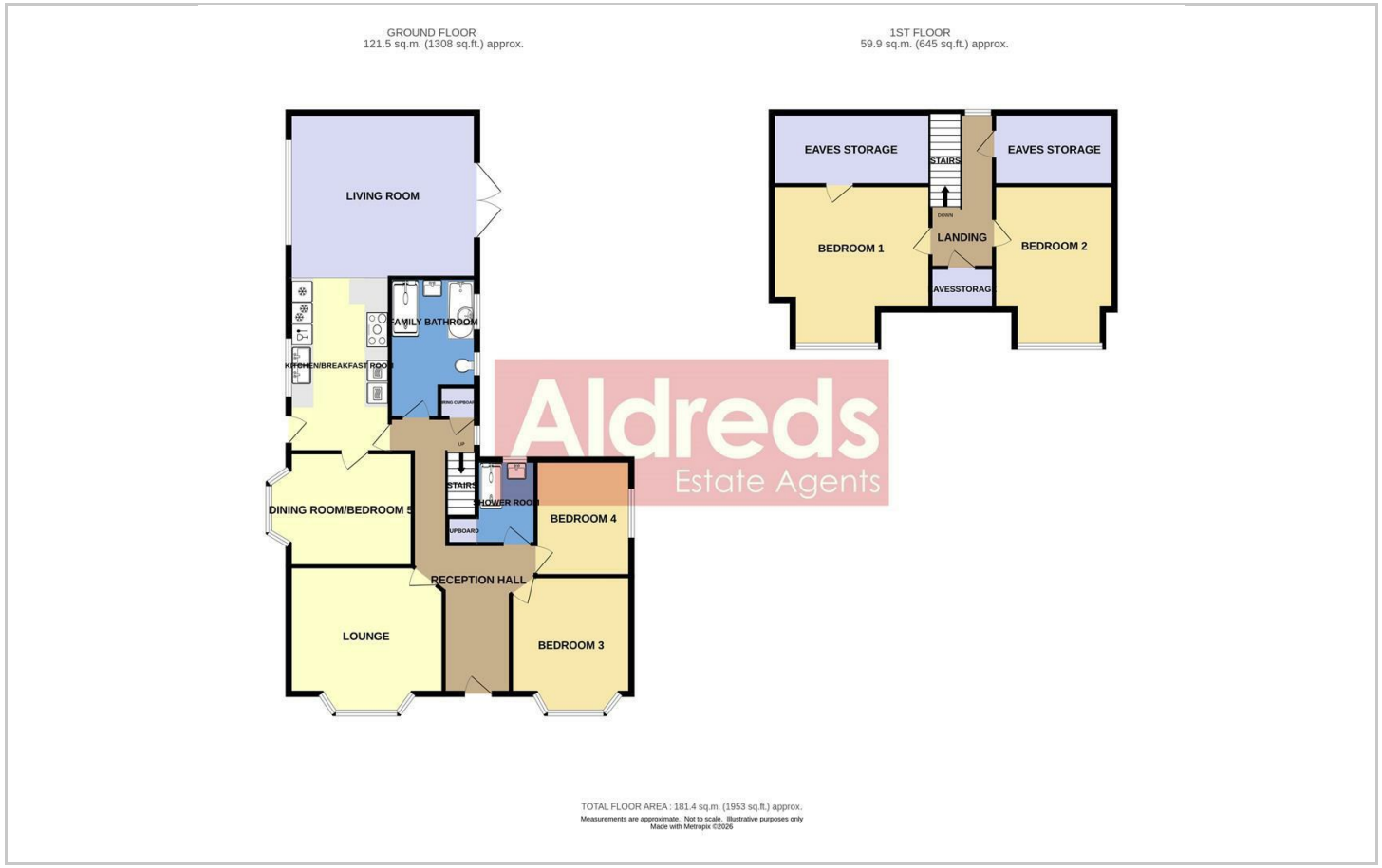
TERMS

NO SMOKING

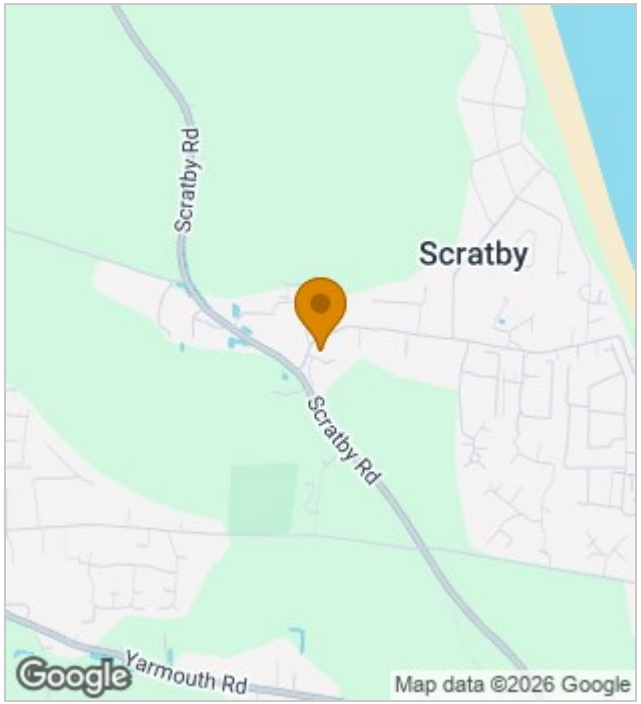
ADDITIONAL INFO

All applications for tenancy to be on a form which can be obtained from this office. A non-refundable holding deposit equivalent to one week's rent will be required. This will be transferred towards the first month's rent on commencement of the tenancy. The rent is payable monthly in advance and a Dilapidations deposit equivalent to 5 weeks' rent will also be required when agreements are signed. The Dilapidations Deposit is returnable after completion of a satisfactory tenancy. The aforementioned charges would be payable by bankers draft, a cheque drawn on a Building Society account, cash or Debit Card. NOT A PERSONAL CHEQUE.

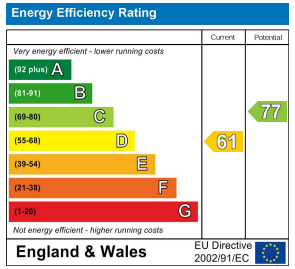
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Lettings Office on 01493 849111
if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.
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