

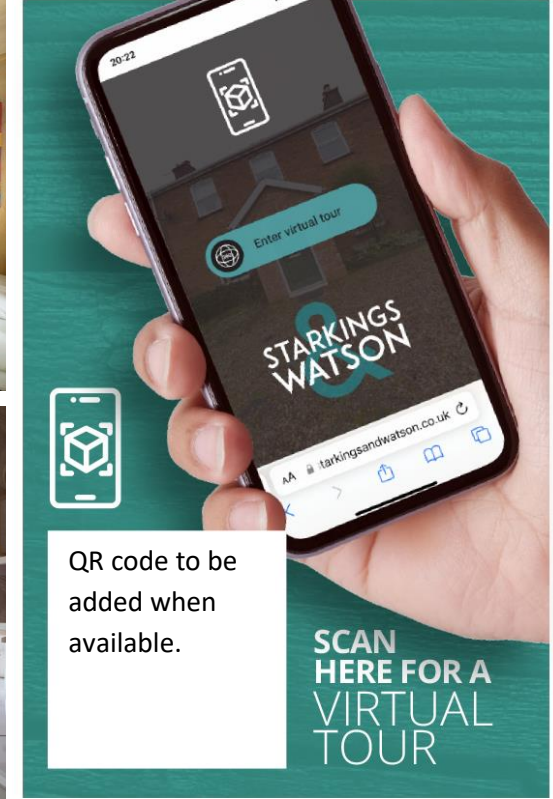
GANNET ROAD

Scratby, Great Yarmouth NR29 3NT

Freehold | Energy Efficiency Rating : G

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FOR SALE PROPERTY



QR code to be added when available.

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STARKINGS & WATSON

- Detached Chalet Style Home
- Occupying 0.28 Acres (stms)
- Considerably Extended with Annex Potential
- Walking Distance to the Beach & Sea
- Open Plan Living Accommodation
- Versatility In Rooms & Space Offered
- Private & Enclosed Rear Garden
- Ample Off Road Parking

IN SUMMARY

NO CHAIN. Occupying 0.28 ACRES (stms), this DETACHED CHALET STYLE HOME has been considerably EXTENDED to offer ANNEXE POTENTIAL alongside a VERSATILE ACCOMMODATION just a short walk from the BEACH and SEA. In total, the property extends to a little over 2029 SQ. FT (stms) including an open 21' OPEN PLAN kitchen/breakfast room, 27' SITTING/DINING ROOM with WOODBURNER, separate FAMILY ROOM/STUDY, family bathroom plus THREE DOUBLE BEDROOMS with the main benefiting from an EN-SUITE shower room all served by a GENEROUS GARDEN and AMPLE OFF ROAD PARKING.

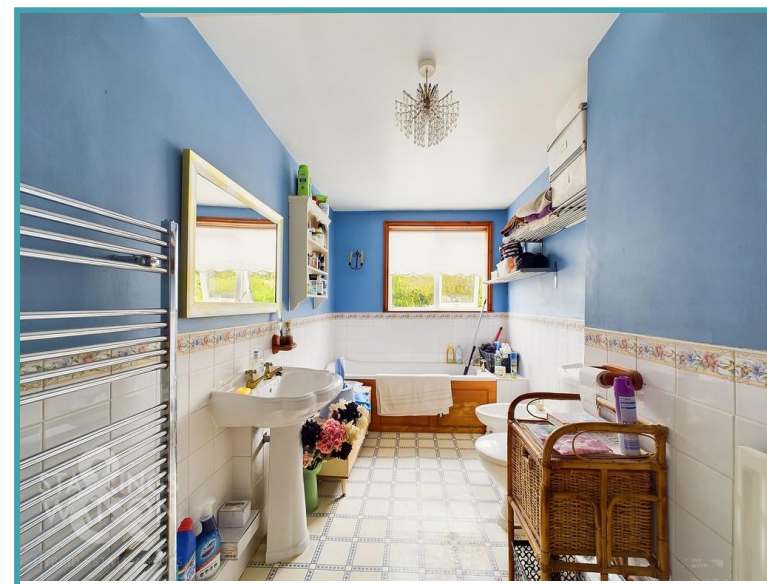
SETTING THE SCENE

The property is set back from the road behind a low level timber fence with an 'in and out' style driveway suitable for multiple vehicles while there are sea views at the end of the road and a small grass verge to the very front of the fence.

THE GRAND TOUR

As you step inside, the property splits into two directions from the main entrance with wooden effect flooring underfoot with the stairs found to your right. Turning to

your left you are led through to the main living accommodation of the property, in a wonderfully inviting open plan feel with two points of access into the rear garden. Firstly, the kitchen/breakfast room space initially offers a seating area and additional storage space for items such as a fridge/freezer with handy under the stairs pantry storage to your right. Ahead, is the galley style kitchen with a range of high gloss wall and base mounted storage with tiled splash backs, integrated oven and hob plus space and plumbing for a dishwasher with the uPVC door leading to the rear garden. Sitting next to this is a dual aspect sitting/dining room, with wooden effect flooring, gas radiator, woodburner set within a stylish fireplace with a tiled hearth all offering a formal dining space with uPVC sliding doors into the rear garden and sitting room area. An addition to the living space comes just off the dining room area, creating the ideal family room, study or utility. The right hand side of the property first leads you to the family bathroom, a four piece suite featuring both a bath and shower with a mostly tiled surround and wall mounted heated towel rail. The main bedroom can be found on this floor, some 27' in length from front to back, leaving more than enough room for a large bedroom suite and additional storage with uPVC French doors into the rear garden plus the use of an en-suite shower room with all tiled surround, walk-in shower and heated towel rail. The two smaller bedrooms come on the first floor, both are double bedrooms with vaulted ceilings, uPVC double glazed windows and ample eaves storage running parallel the length of the room. The property has the addition of an external building that creates the perfect potential for a one bedroom, one bathroom annex space or simply an external home office, gym or entertainment area. While the exterior of the property is fully built with



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double glazed windows and roof making it fully water tight, the interior is still to be finished and will be sold in its current state.

THE GREAT OUTDOORS

Externally the rear garden is predominantly laid to lawn sprawling the width of the plot and reaching back to give a great space for a family to enjoy leaving an abundance of potential to turn into an amazing green space. The garden is fully enclosed with timber fencing and features many mature and colourful trees and hedges.

OUT & ABOUT

Scratby is a seaside village on the East Coast of Norfolk. The village benefits from easy access to both Great Yarmouth and Hemsby where a larger range of amenities are on offer. Local transport links are excellent including a regular bus service to both towns. Scratby beach is also an ideal place for walkers as it stretches along the coast for many miles in either direction. In addition, dogs are allowed all year round. To the south, visitors can walk to the town of Caister-on-Sea, or even to Great Yarmouth, whilst to the north they can walk to Hemsby Beach, and on to Winterton Dunes National Nature Reserve.

FIND US

Postcode : NR29 3NT

What3Words : ///former.diverts.wove

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

The property is formed by a Timber frame with brick exterior. The conversion at the rear of the property has had planning approved, however has not been finished by the current owners and will be sold in its current condition.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

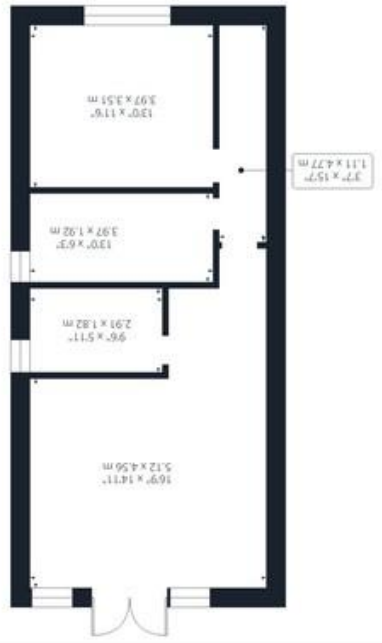
Price:



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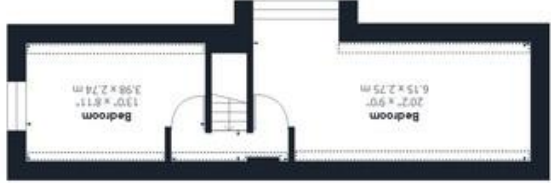
Ground Floor Building 2



Ground Floor Building 1



Floor 1 Building 1



GIRAFFE 360
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Reduced bedroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Approximate total area^m
2029.94 ft²
188.59 m²
Reduced bedroom
42.52 ft²
3.95 m²