



56 California Crescent, California

Great Yarmouth



Offers Over £350,000
Minors & Brady

56 California Crescent

California, Great Yarmouth

Welcome to a truly exceptional coastal bungalow, perfectly positioned on California Crescent with uninterrupted sea views and easy access to the nearby beach. This spacious detached home offers a thoughtfully designed layout, featuring multiple reception rooms, from the bright front sunroom to the rear conservatory that frames the sea. The generous lounge provides a comfortable space to unwind, while the dining room opens through bi-folding doors onto a composite decked area with a private hot tub, creating a relaxed setting for everyday living and entertaining. A high-spec Howdens kitchen, three well-proportioned bedrooms, and stylish bathroom facilities complete the interior, while outside, landscaped gardens and a private hot tub terrace provide the perfect place to unwind. With no onward chain, this is an exceptional opportunity to enjoy coastal living at its finest.

Location

California Crescent is set in the sought-after coastal village of California, Norfolk, a location known for its laid-back charm and proximity to sandy beaches. Just moments from the seafront, residents can enjoy easy access to scenic coastal walks, popular holiday parks, and family-friendly attractions like the beachside amusements of Hemsby and Scratby. The area benefits from local shops, cafes, and a convenience store, while nearby Great Yarmouth offers a broader range of supermarkets, schools, and transport links, including rail services. With regular bus routes running along the coast and into the town centre, California Crescent is ideally placed for those seeking a well-connected yet peaceful seaside lifestyle. The wider area is also popular with walkers, cyclists, and nature lovers, thanks to its proximity to the Norfolk Broads and a range of coastal nature reserves.





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California Crescent, California

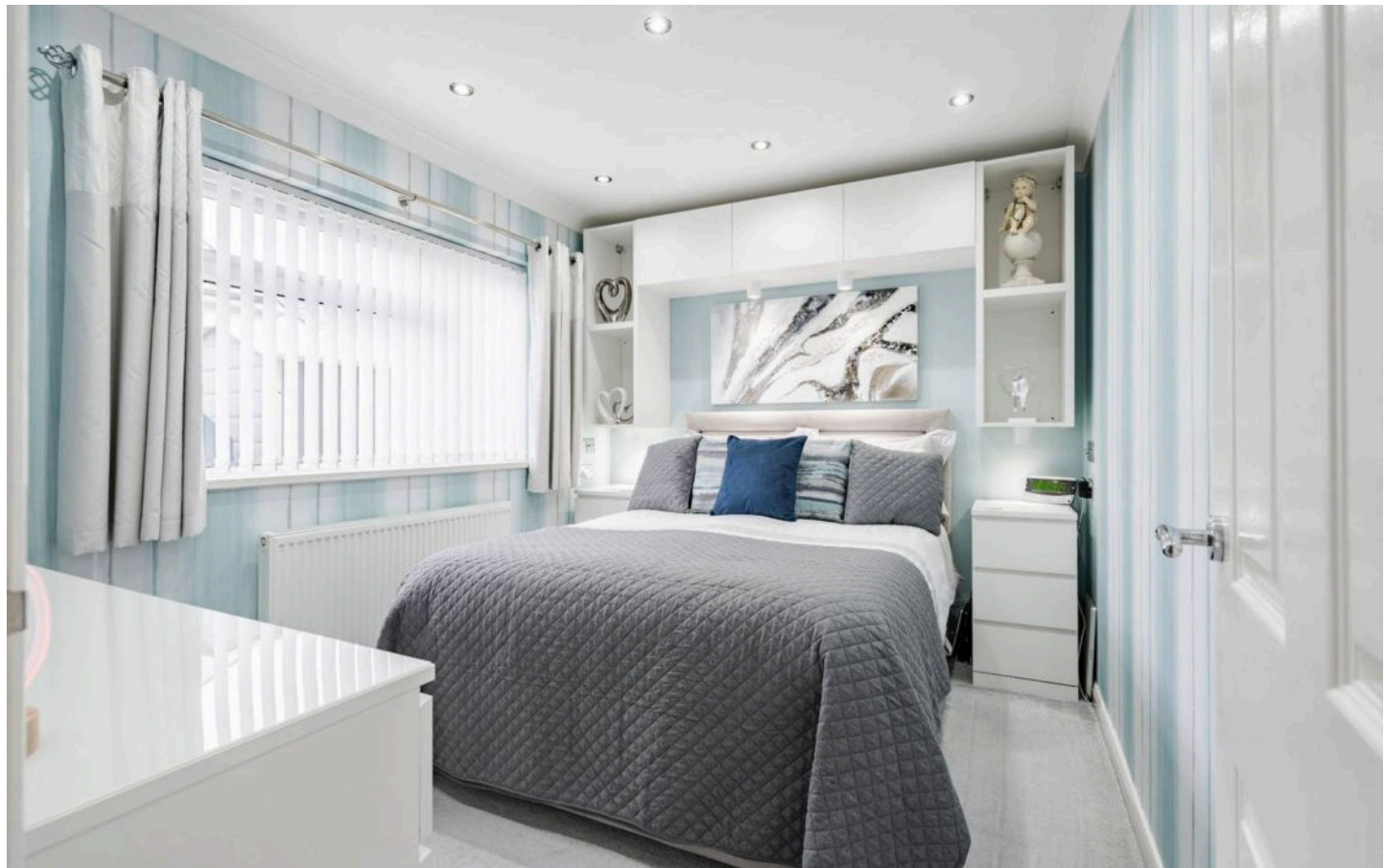
Step in through the front sunroom, a bright space with views over the front garden, then continue into a spectacular Howdens kitchen, crafted with precision and attention to detail. Sleek white gloss cabinetry is paired with premium quartz worktops and a full suite of built-in appliances, including a wine cooler, hob, and twin oven. Wood-effect flooring runs underfoot, while inset ceiling lighting completes the modern finish. This is a kitchen designed not only for everyday function but to impress, offering a stylish and highly practical space for cooking and entertaining alike.

From the kitchen, the hallway includes a practical storage cupboard before opening into the dining room, a versatile space finished with matching wood-effect flooring. Bi-folding doors open onto a composite decked area with a private hot tub at the side of the home, making it perfect for summer gatherings or easy indoor-outdoor dining.

The layout continues into the generous lounge, where LED dimmable lighting sets the tone for relaxed evenings. At the rear, the conservatory extends the living space further, capturing uninterrupted ocean views and offering a front-row seat to the ever-changing coastal horizon.

The bungalow offers three well-proportioned bedrooms, with the principal room standing out for its generous size, remote-controlled dimmable lighting, and its own WC. Each bedroom is finished to a high standard, offering comfort, privacy, and generous space, with dimmable lighting and flexible use throughout.

The family bathroom includes a jacuzzi-style bath, separate shower, and beautiful tiling throughout, creating a sleek and modern finish.



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Step outside to discover an enclosed composite decked area to the side of the home, complete with a Wellis hot tub and Bluetooth-controlled fencepost lighting, all beneath an opening stargazing canopy. The rear garden includes additional porcelain patio seating and uninterrupted views out to sea, while the converted garage has been transformed into a fully functional workshop with storage and a fitted water softener, which could also be suitable as a home gym or workout area.

At the front, the large south-facing garden includes a porcelain patio, a retractable fabric-covered gazebo ready for outside furniture, and generous block-paved parking for multiple vehicles.

With mostly maintenance-free composite fencing, dimmable LED lighting in every room, double glazing throughout, and privacy film fitted to most windows, this home offers both practicality and style. High-speed fibre broadband is available, and items such as carpets and curtains are included in the sale, making it easy to settle straight in and enjoy everything this coastal property has to offer.

Agents notes

We understand that the property will be sold freehold, connected to main services water, electricity and drainage.

Heating system – Oil Fired Central Heating, serviced annually and currently running at 98% efficiency

Council Tax band- C

EPC rating- D



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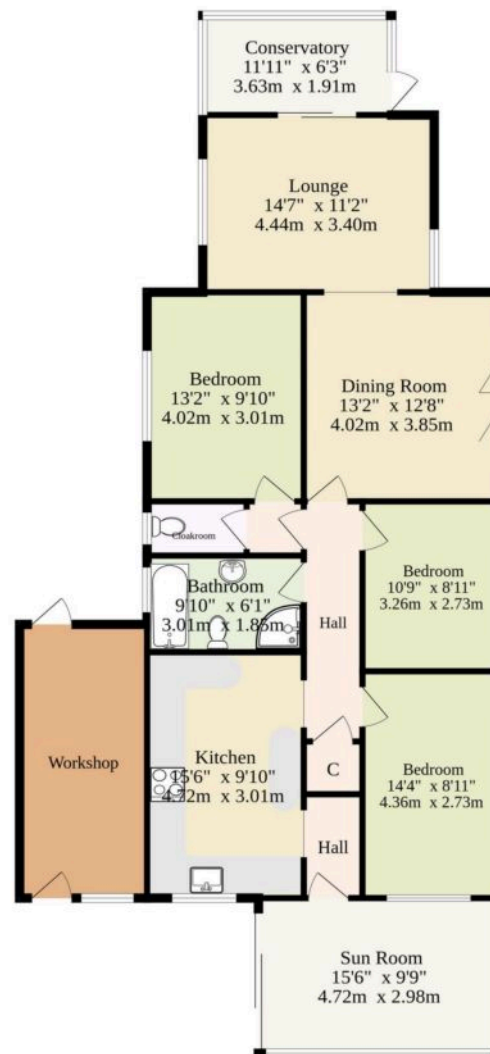
California, Great Yarmouth

- Beautifully presented detached coastal bungalow, offered with no onward chain
- Uninterrupted sea views and nearby beach access
- Sleek Howdens kitchen with quartz worktops and built-in appliances
- Multiple reception rooms, with a sunroom to the front, spacious lounge, formal dining room, and sea-facing conservatory
- Three well-proportioned bedrooms, each with dimmable lighting, while the principal also includes a private WC and remote-control lighting
- Modern family bathroom with jacuzzi-style bath and separate shower
- Enclosed decked terrace with Wellis hot tub, lighting, and stargazing canopy
- Converted garage workshop with storage and fitted water softener
- Block-paved driveway with parking for multiple vehicles
- Energy saving LED lighting throughout
- High-speed broadband available
- All carpets and curtains included in the sale



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Ground Floor
837 sq.ft. (77.8 sq.m.) approx.



Sqft Excludes Halls, Cloakroom And Workshop

TOTAL FLOOR AREA : 837 sq.ft. (77.8 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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Dreaming of this home? Let's make it a reality



Meet *Sarah*
Senior Property Consultant



Meet *James*
Property Consultant



Meet *Lauren*
Property Consultant

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