



56 California Crescent, California

Great Yarmouth



Minors & Brady

## 56 California Crescent

California, Great Yarmouth

Sea views, beach access, and no onward chain immediately set this detached bungalow on California Crescent apart. Positioned in a well-established residential setting along the Norfolk coastline, the property offers generous and flexible living space, including a bright front sunroom, spacious lounge, dining room with bi-fold doors opening onto a private terrace with hot tub, and a conservatory enjoying uninterrupted sea views. The property also features a stylish fitted kitchen with quartz worktops and integrated appliances, three well-proportioned bedrooms, and modern bathroom facilities. Outside, landscaped gardens and extensive off-road parking further enhance the appeal of this coastal home.

### Location

California Crescent is located in the coastal village of California on the Norfolk coastline, just moments from sandy beaches and scenic shoreline walks. The area offers a relaxed seaside setting with local shops, cafés, and everyday amenities close by. Nearby coastal villages provide additional attractions, restaurants, and leisure facilities, while the larger seaside town of Great Yarmouth offers a wider range of supermarkets, schools, healthcare services, and rail connections to Norwich. The nearby Norfolk Broads also provide excellent opportunities for walking, cycling, boating, and exploring the surrounding countryside.





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### California Crescent, California

Step into the bright front sunroom, an inviting entrance space overlooking the front garden and providing a welcoming introduction to the home.

From here, the property leads through to the modern fitted kitchen, finished with sleek cabinetry, quartz worktops, and a range of built-in appliances including twin ovens, hob, and wine cooler. Wood effect flooring and inset ceiling lighting complete the contemporary finish.



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A hallway with useful storage leads through to the dining room, a versatile space with matching flooring and bi-fold doors opening onto the composite decked terrace at the side of the home, where a private hot tub creates an ideal setting for outdoor dining and relaxation.

The lounge provides a comfortable living area with dimmable LED lighting. At the rear of the property, the conservatory enjoys impressive open views towards the sea, offering a peaceful space to sit and enjoy the coastal outlook throughout the year.



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Three well-proportioned bedrooms are arranged off the hallway, including a spacious principal bedroom with remote-controlled dimmable lighting and its own WC. Additional rooms provide flexible accommodation that can also be used as a dressing room, study, or guest bedroom.

The family bathroom is finished with contemporary tiling and includes a jacuzzi-style bath alongside a separate shower.



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Outside, a composite decked terrace sits to the side of the home with a Wellis hot tub, Bluetooth-controlled lighting, and an opening canopy above.

The rear garden features a porcelain patio seating area with open views towards the sea, creating an excellent space to enjoy the surrounding coastal setting. A converted garage provides a practical workshop with storage and a fitted water softener, suitable for hobby use, a home gym, or additional workspace.

To the front of the property, a generous south-facing garden includes porcelain patio areas and a retractable gazebo structure ready for outdoor furniture. A block-paved driveway provides off-road parking for multiple vehicles.

### 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

All buyers are advised to do their own due diligence with their solicitor and surveyor regarding the environmental changes to the area.



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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Senior Property Consultant



Meet *James*  
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