



CALIFORNIA AVENUE, SCRATBY  
GUIDE PRICE £290,000 - 310,000 FREEHOLD

**WATERSIDE**  
ESTATE AGENTS





# CALIFORNIA AVENUE, SCRATBY, NORFOLK NR29 3NS

- Spectacular sea views
- High quality finish throughout
- Three double bedrooms
- Integral garage and parking for several cars
- Fully renovated by current owners
- Holiday home/holiday let potential

Panoramic sea views! This impressive, immaculately presented coastal property has been fully renovated by the current owners, finished to a very high standard in a contemporary style with stunning far reaching sea views.

Equally suitable as a low maintenance permanent residence or a perfectly placed holiday home/holiday let with well proportioned accommodation that comprises an entrance hall, living room, kitchen/dining room, high quality four piece bathroom, utility room, three double bedrooms and a first floor cloakroom.

Other features including UPVC sealed unit double glazing, oil fired central heating, fitted kitchen with a full range of built in appliances, integral garage with remote controlled roller door with ample off road parking and a spacious master bedroom with a Juliet balcony making the most of spectacular views.

A deceptive, high quality property in an enviable location. Early viewing recommended.

## ACCOMMODATION

### Entrance Hall

Double glazed front door leading into reception area with Karndean flooring, radiator, built in cloaks cupboard, coved ceiling and staircase to first floor.

### Living Room: 18'8" x 14'0"

Two windows to front aspect providing superb sea views, both with fitted blinds. Coved ceiling, feature slate tiled wall with a wall mounted living flame gas fire. Coved ceiling, part glazed panelled door, feature vertical radiator.

### **Kitchen/Dining Room: 12'3" x 9'9"**

Full range of cream wall and floor mounted units finished in a cottage style with solid bamboo worktops, Butler style ceramic sink unit, LED kickboard lighting, built in AEG double oven with induction hob and extractor hood. Built in dishwasher, wine racks, tiled splashbacks, Karndean flooring, window to rear, panelled door, open to:

### **Utility Room: 6'6" x 6'0"**

Window to rear, door to side, plumbing for washing machine and space for tumble dryer, fitted storage cupboards with bamboo worktop, Karndean flooring, coved ceiling, tiled splash backs.

### **Bathroom**

Impressive four-piece bathroom with contemporary styling. Large walk in shower enclosure with remote controlled Mira shower with dual shower heads, vanity wash basin, low level w/c and a freestanding oval bathtub with waterfall tap. Wall mounted mirror with sensor LED lighting and bluetooth. Heated towel rail, Karndean flooring, sensor lighting, panelled door, fully tiled walls, window to rear.

## **FIRST FLOOR**

### **Landing**

Velux window, access to eaves and loft space, coved ceiling, built in cupboard.

### **Master Bedroom: 18'0" x 12'2"**

Spacious primary bedroom with French doors and a glass Juliet balcony making the most of the breathtaking sea views. Coved ceiling, fitted shelving, panelled door.

### **Cloakroom**

Low level w/c, hand basin, panelled door, Velux window, coved ceiling, Karndean flooring.

### **Bedroom 2: 15'9" x 9'9"**

Window to rear, radiator, coved ceiling, panelled door.





### **Bedroom 3: 10'0" x 8'10"**

Velux window with sea views, radiator, panelled door.

## **OUTSIDE**

The property is approached via a gravelled/brickweave driveway providing off road parking for several vehicles.

This in turn leads to an Integral Garage: 18'5" x 8'11"

With power, light and a remote controlled roller door. It is also worth noting that this could be converted to provide additional accommodation if required.

The front garden is laid to lawn and offers the perfect vantage point to take in the ever-changing panoramic views. The rear garden is mainly laid to lawn with a brickweave driveway with well established flower and shrub borders enclosed by panel fencing with a timber shed with power and light connected.

## **ADDITIONAL INFORMATION**

Tenure: Freehold

Services: Mains electricity, water and drainage.

Oil fired central heating

LPG fire

Access is across a private road which is jointly owned and maintained with neighbouring properties.

Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.

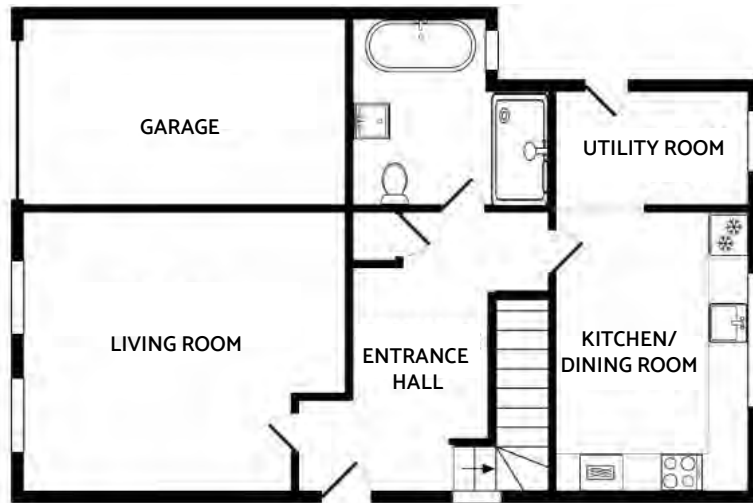




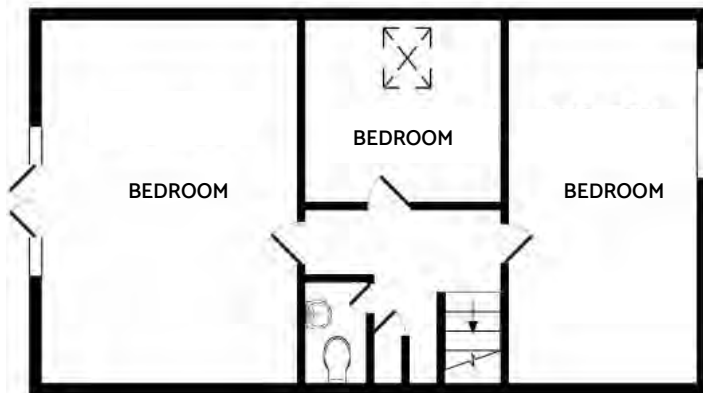








GROUND FLOOR



FIRST FLOOR

PLAN NOT TO SCALE  
FOR GUIDANCE PURPOSES ONLY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	67
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	





WATERSIDE ESTATE AGENTS  
Broads Haven, Potter Heigham, Norfolk NR29 5JD

Tel: 01692 670400  
Email: [sales@watersideestateagents.com](mailto:sales@watersideestateagents.com)  
[www.watersideestateagents.com](http://www.watersideestateagents.com)