



118 California Road, California - NR29 3QW

£350,000-£365,000 Freehold

Experience the charm of this modernised Victorian detached home, built in 1861 and set in a sought-after coastal village with partial sea views. Inside, the property offers two generous reception rooms, a well-appointed kitchen, and a separate WC/utility room. There are three spacious double bedrooms, one with a built-in wardrobe, alongside a versatile ground-floor office that could be used as a fourth bedroom. Planning permission was granted in 2025 for a side extension, including annexe-style accommodation with an additional bedroom and living space. Outside, the south-facing rear garden is enclosed and low maintenance, featuring a patio, lawn, and mature planting. A powered shed and a versatile outbuilding provide further functionality, while off-road parking is available for up to four vehicles.

Location

California Road enjoys a coastal setting in the seaside village of California, just moments from sandy beaches and scenic cliff-top walks. This popular area offers a relaxed lifestyle with local amenities nearby, including cafés, a convenience store, and seasonal attractions. The neighbouring village of Scratby adds further facilities such as a Post Office, holiday camps, tea rooms, pubs, and cafés. The area offers a well-connected coastal lifestyle and is surrounded by countryside views and close to Winterton, Hemsby, Ormesby, and Martham. Great Yarmouth is a short drive away, with Norwich around 20 miles away, providing extensive shopping, leisure, and cultural attractions. Whether you're seeking a coastal retreat, holiday base, or permanent home by the sea, California offers a charming and accessible location.

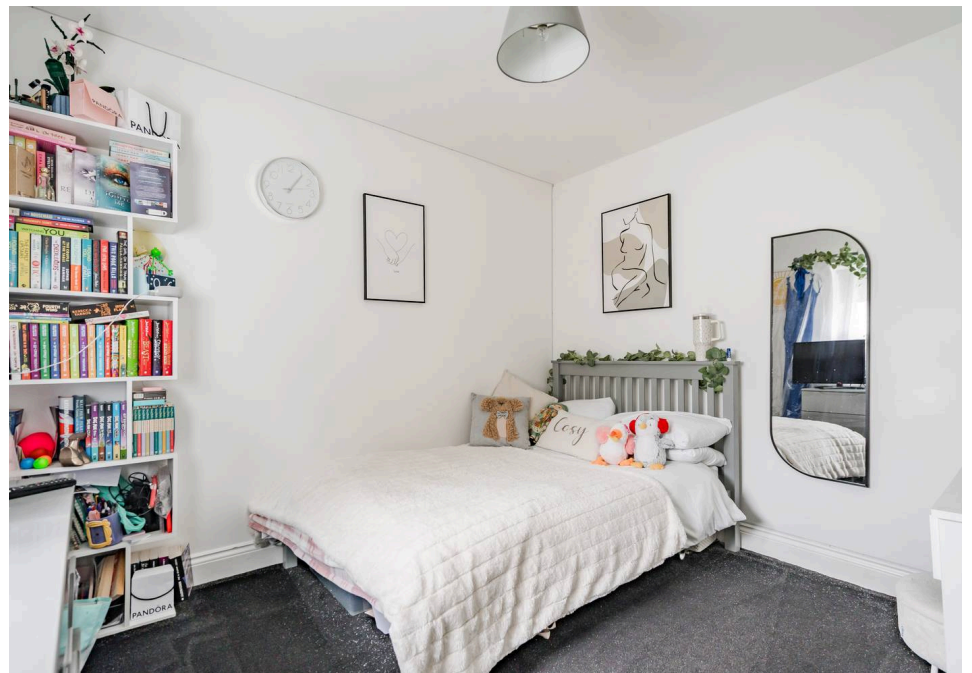
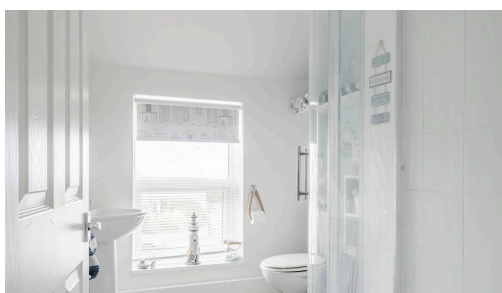
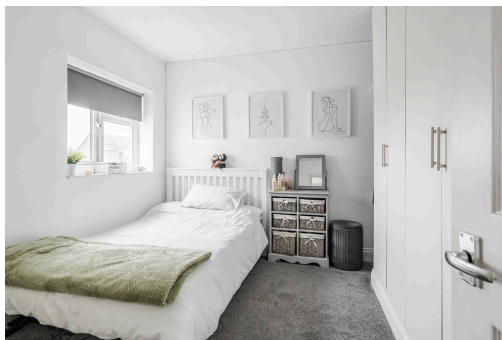


Agents notes

We understand this property will be sold freehold, connected to mains water, electricity and drainage.

Heating system- Oil Central Heating

Council Tax Band - D



California Road, California

The entrance hall welcomes you with a characterful wooden storage cupboard beneath the stairs, a practical touch that reflects the home's Victorian heritage. To the front of the property, the dining room serves as a bright and airy reception space, offering ample room for both dining and lounging. This welcoming room features a stunning cast iron log burner with a solid wood mantelpiece and stylish wallpaper that adds warmth and personality. Carpet flooring brings comfort underfoot, while a door provides convenient access outside to the front.

As you move through the hallway, built-in storage cupboards and open shelving offer a practical and attractive spot for books, photos, and decorative touches. The living room beyond is bright and welcoming, with windows and French doors that flood the space with natural light and provide direct access to the rear garden. Wood flooring adds a modern edge while complementing the home's period charm.

The kitchen is bright, well-appointed, and modern, fitted with sleek white cupboards and wood-style countertops. It includes a gas hob (bottle-fed), twin ovens, and a stylish tiled splashback, catering to all culinary needs. Practical tiled flooring ensures easy maintenance, and a serving hatch connects the kitchen to the dining room, making entertaining simple and efficient.

A separate WC/utility room adds everyday functionality, featuring plumbing for a washing machine, overhead fitted cupboards, and practical tiled flooring. Also on this floor is a versatile office space, well-suited for home working or use as a potential fourth bedroom, complete with built-in shelving.

Upstairs, the property offers three double bedrooms, all bright, airy, and fitted with carpet flooring. One of the bedrooms features a built-in wardrobe, while the master bedroom enjoys partial sea views, a subtle but special reminder of the home's coastal setting. The shower room is modern, spacious, and functional, featuring a glass shower cubicle, practical wood-effect flooring, and subtle coastal-inspired touches. Double glazing is fitted throughout the home.

Outside, the south-facing rear garden offers a private, low-maintenance space that's both practical and inviting. A paved patio leads onto a generous lawn bordered by mature planting and enclosed by secure wooden fencing, creating a sunny and sheltered setting for relaxing or entertaining. Adding to the practicality is an attached shed with power, ideal for use as a workshop or additional storage, with access from both the front and back. The garden also features a versatile outbuilding, offering further flexible space to suit your needs.

At the front, the property benefits from a concrete driveway providing off-road parking, along with a low-maintenance garden behind a secure entrance.

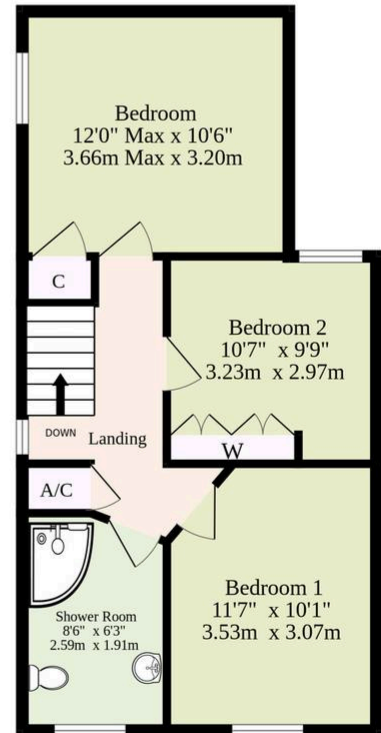
Planning permission was granted in 2025 for a side extension, which includes annex-style accommodation. This offers the exciting potential to create an additional bedroom and living area, perfect for multi-generational living, guest space, or a flexible studio setup.



Ground Floor
848 sq.ft. (78.8 sq.m.) approx.



1st Floor
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 1203 sq.ft. (111.8 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.
Made with Metropix ©2025