



## 34 California Avenue, Scratby

£400,000 Freehold

**GUIDE PRICE: £400,000-£425,000.** Only a short walk to the beach! This remarkable four bedroom property encapsulates the epitome of modern luxury living, offering a harmonious blend of comfort, style, and functionality with beautiful sea views in the distance. With its impeccable design, prime location, and premium features, this residence presents a rare opportunity for families to secure their dream home. Book your viewing today and experience the epitome of coastal living at its finest.

Council Tax band: E

Tenure: Freehold

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### LOCATION

The coastal village of Scratby provides a wealth of amenities including a Post Office, Holiday Camps, Tea rooms, a variety of pubs and cafes and stunning beach walks. Apart from the lovely sandy coast, Scratby is surrounded by countryside field views and the neighbouring villages of Winterton, Hemsby, Ormesby, Martham and only a short 8 miles from Great Yarmouth and 20 miles into the Norwich city centre, where you can enjoy a wide range of amenities, shopping facilities, leisure centres and the beauty of the rich cultural history.

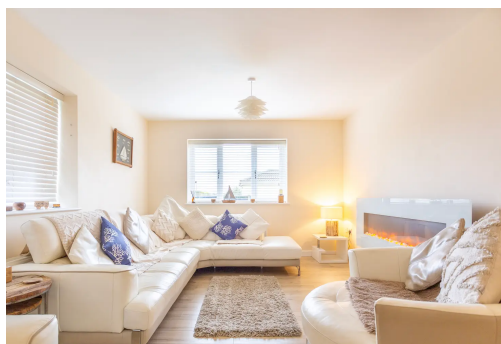
### CALIFORNIA AVENUE



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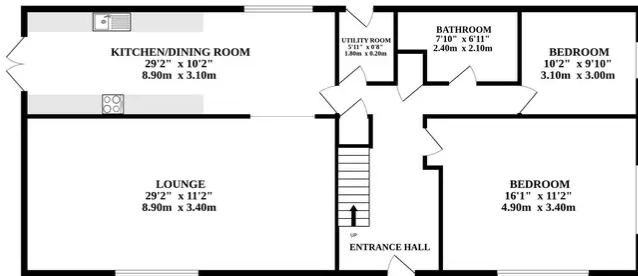
Nestled just a stones throw away from the stunning coastline, this exceptional four-bedroom detached house presents a unique opportunity for those seeking a luxurious family lifestyle. Boasting an impressively designed interior, this residence has been meticulously finished to a high standard throughout, showcasing unparalleled craftsmanship and attention to detail.

Upon entering this exquisite property, the main focal point is the spacious family lounge which offers a welcoming ambience filled with an abundance of natural light, creating a warm and inviting atmosphere for relaxation and entertainment. The seamlessly integrated layout flows effortlessly into the well-equipped kitchen, complete with modern fixtures and high-quality integrated appliances such as NEFF and Miele, the perfect space for casual family meals. In addition, a practical utility room adds further convenience to daily living, offering ample storage space and laundry facilities. To the front aspect, you can find the generously proportioned lounge, the ultimate space to relax and unwind in. The stylish family bathroom and two bedrooms complete this level.

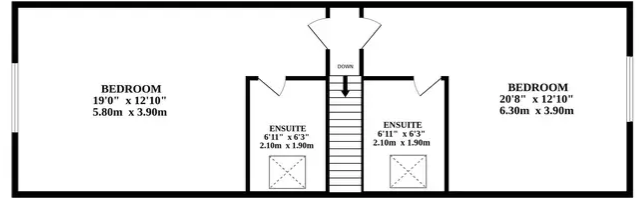
Upstairs, enjoy two large double bedrooms. With convenience and functionality in mind, this residence features two ensuite bedrooms, providing ultimate privacy and comfort for residents. You can also access the eaves storage cupboards from the bedroom.



GROUND FLOOR



1ST FLOOR



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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