



21 California Avenue, Scratby

£350,000 Freehold

GUIDE PRICE: £350,000-£375,000. Wake up to the sound of the sea in this beautifully refurbished coastal home, perfectly positioned just moments from Scratby's scenic beach and offered with no onward chain. Enjoy uninterrupted sea views from your private balcony, relax in the sun-filled conservatory, and entertain in the bespoke hand-built farmhouse kitchen, complete with a Butler sink, Rangemaster oven, and central island. This elegant three-bedroom property also features a spacious sitting room with a charming brick fireplace and wood-burning stove, a generous landscaped garden with multiple seating areas, and a gated driveway with garage. This exceptional home offers a unique lifestyle opportunity in one of Norfolk's most picturesque seaside settings, ideal as a permanent residence, holiday getaway, or coastal investment.

Council Tax band: D

Tenure: Freehold

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California Avenue in Scratby boasts a highly desirable coastal location, just moments away from the stunning Norfolk coastline. Ideal for those seeking a relaxed seaside lifestyle, this residential area offers easy access to sandy beaches and scenic coastal walks. The avenue is conveniently situated near a range of local amenities, including village shops, cafés, and takeaways, catering to daily needs and leisure. Families benefit from nearby primary and secondary schools, while healthcare needs are well-served by local GP practices and dental clinics within a short drive. Excellent transport links connect Scratby to Great Yarmouth and Norwich, with regular bus services and road access via the A149, making commuting and day trips straightforward. Whether you're looking for a peaceful retreat or a well-connected home by the sea, California Avenue offers the best of both worlds.

California Avenue

Upon entering the home, you are welcomed by an inviting entrance hall that sets the tone for the refined interiors beyond. A conveniently located cloakroom/WC serves guests with ease. The heart of the home lies in the bespoke, hand-crafted farmhouse-style kitchen, where timeless elegance meets practical design. This stunning space features custom cabinetry, a classic Butler sink, a prestigious Rangemaster oven, an integrated freezer, fridge and dishwasher, as well as a generous central island, ideal for both family life and entertaining. Flowing seamlessly into the light-filled dining area, the layout is perfect for sociable living, further enhanced by internal doors that open into the sunlit conservatory, where garden views provide a serene backdrop.

The spacious sitting room exudes warmth and character, anchored by a charming brick-built fireplace housing an inset wood-burning stove, creating a cosy focal point ideal for both quiet evenings and lively gatherings.

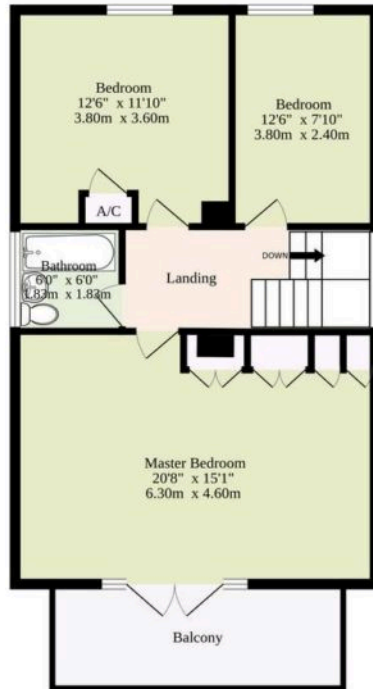
Upstairs, the property offers three generously proportioned double bedrooms, each thoughtfully presented to a high standard. The family bathroom has been finished with quality fittings, and the principal bedroom enjoys access to a private balcony, affording



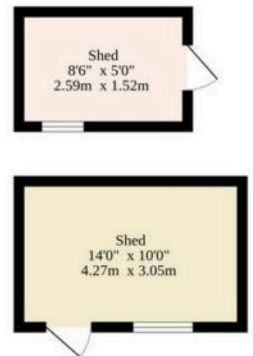
Ground Floor
1817 sq.ft. (164.5 sq.m.) approx.



1st Floor
675 sq.ft. (62.7 sq.m.) approx.



Outbuildings
182 sq.ft. (16.9 sq.m.) approx.



Sqft Includes The Outbuildings And Garage. Does Not Include The Balcony.

TOTAL FLOOR AREA : 1874 sq.ft. (174.1 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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