



42 California Avenue, Scratby
Great Yarmouth

Minors & Brady



42 California Avenue

Scratby, Great Yarmouth

Set within the established coastal village of Scratby, just off California Avenue, this extended three-bedroom semi-detached bungalow offers flexible and well-arranged accommodation throughout. Inside, the property features a well-proportioned living room with a fireplace, a modern fitted kitchen with integrated appliances, and a conservatory that extends the living space and opens onto an enclosed rear garden. The layout includes three bedrooms arranged across two hallways, including a large main bedroom, a family bathroom with P shaped bath, and a separate, conveniently placed WC. Additional benefits include UPVC double glazing, air source heat pump heating, solar panels helping to reduce monthly energy bills, a single garage and driveway parking for at least two vehicles, with beaches, cliff top walks and the wider Norfolk coastline all close by.

Location

California Avenue is located within the well-established coastal village of Scratby, positioned to the north of Great Yarmouth and known for its residential feel and proximity to the coastline. The village offers a range of everyday amenities, including local shops, takeaways, public houses and primary schooling, with regular transport links providing access to Great Yarmouth town centre and surrounding villages. The area also benefits from nearby beaches, cliff top walks and straightforward road connections to the A149, making it a practical choice for coastal living with wider travel links close at hand. Golf courses, leisure facilities and larger supermarkets are available within a short drive, adding to the day-to-day convenience. The surrounding coastline and open countryside provide easy access to outdoor activities while remaining well connected to nearby towns and services.

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Stepping inside, a conveniently placed WC sits just off the hallway, fitted with a low-level WC, wash basin, towel rail radiator and a side-facing UPVC window that allows natural light to enter and sets a welcoming first impression.

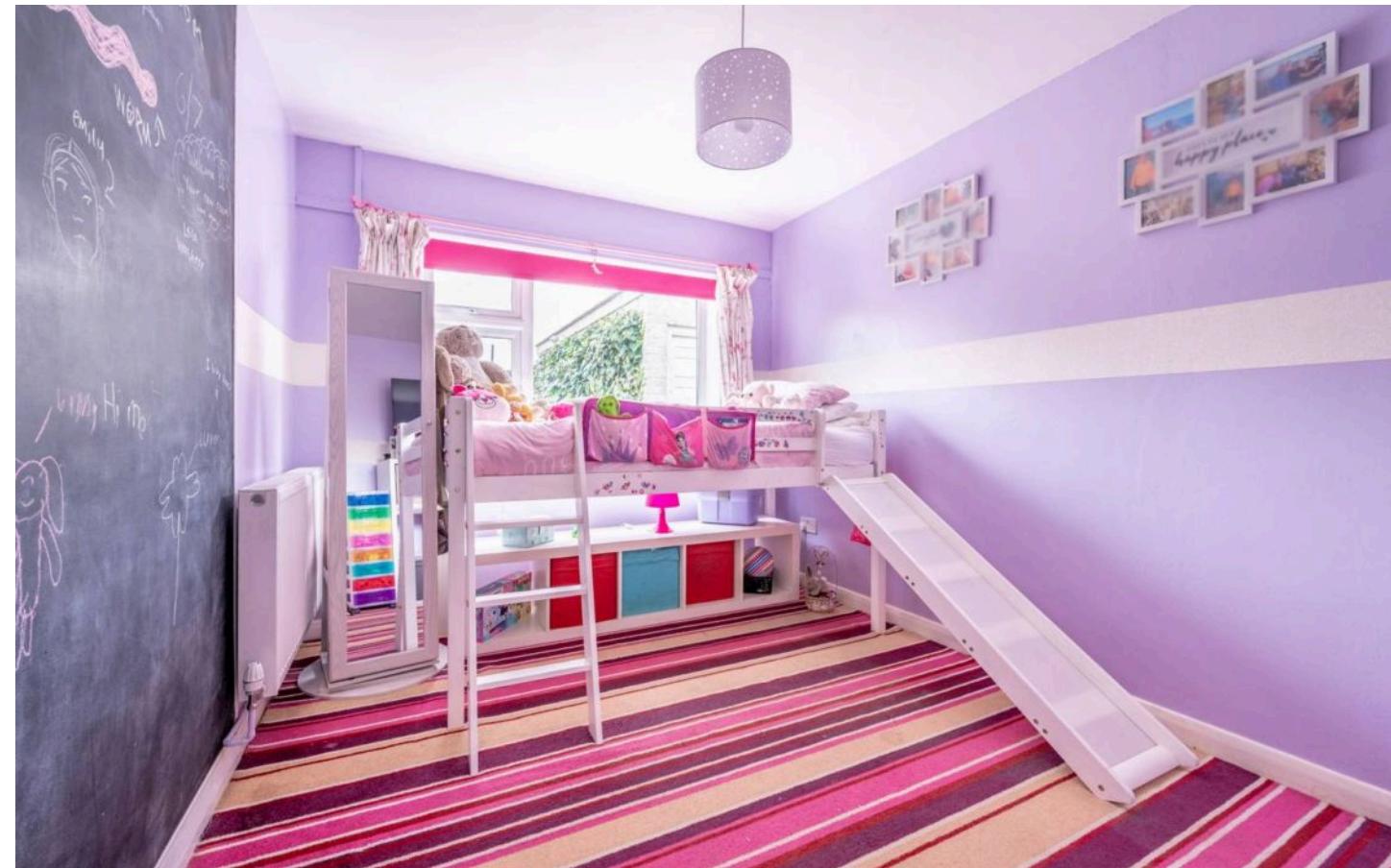
A door leads through into the living room, positioned at the centre of the home and offering a generous and welcoming space for everyday living. Natural light enters through UPVC double-glazed windows, while wood-effect flooring runs throughout. A feature fireplace creates a clear focal point, and there is ample room for a full lounge suite along with additional furniture.

From the living room, access leads into the kitchen. Fitted with a modern white gloss range of wall and base units, this space is finished with tiled flooring and complemented by practical work surfaces. Integrated appliances include a fridge freezer, dishwasher and washing machine, alongside an electric hob with extractor over and a fitted oven. The layout provides good preparation space and suits day-to-day use.

Leading directly from the kitchen, the conservatory extends the living accommodation and offers a bright, versatile area overlooking the rear garden. UPVC construction and a polycarbonate roof allow light to flood the space, while tiled flooring and a radiator support use throughout the year. Double doors open out onto the garden, creating a strong connection between inside and out.

Returning to the living room, a door leads into an inner hallway where a large airing cupboard provides useful storage. One bedroom is accessed from this inner hallway and is a comfortable double overlooking the rear garden with a built in wardrobe. A further well proportioned single bedroom is accessed directly from the living room and is suitable for a child's bedroom, guest room or home office.

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The remaining bedroom is accessed from the entrance hall off the living room and is very spacious, offering ample space for wardrobes and additional furniture.

Bathroom accommodation is fitted with a white suite comprising a wash basin, WC and a P-shaped bath with an electric shower over. The room also features a heated towel rail radiator, extractor fan, loft access and a side-facing UPVC double-glazed window.

Outside, the rear garden is fully enclosed and laid mainly to lawn, with a paved patio area positioned directly outside the conservatory, providing a practical space for seating and outdoor use. A side access path runs alongside the property and leads towards the garage.

To the front, the property is set back from the road behind a lawned garden. A driveway runs along the side and provides off-road parking for at least two vehicles, leading to a single garage with an up-and-over door and a side access door.

The home further benefits from UPVC double glazing throughout, air source heat pump heating and solar panels, contributing to improved energy efficiency, and is located within proximity to the beach.

Agents notes

Sold freehold, connected to mains water, electricity and drainage.

Air-Source Heat Pump

Council Tax Band- B

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



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Meet *James*
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Minors & Brady
Your home, our market

 caister@minorsandbrady.co.uk

 01493 806188

 48 High Street, Caister-on-Sea, Great Yarmouth, NR30 5EH

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