



15 Beach Road, Scratby

£300,000 Freehold

Guide Price: £300,000-£325,000. Introducing this much-loved family home, located in a peaceful village setting. Minors and Brady are pleased to present to the market this four bedroom semi-detached home situated in the beautiful coastal village of Scratby.

Council Tax band: B

Tenure: Freehold

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LOCATION

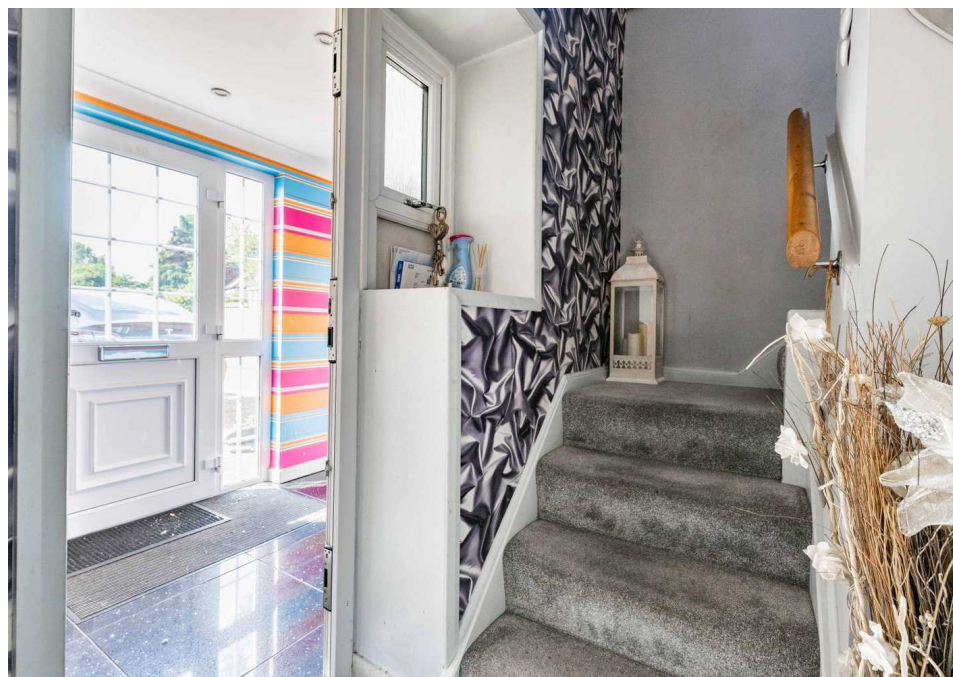
The coastal village of Scratby is located only a short stroll away from the stunning coastline where you can enjoy all of the local amenities Scratby has to offer including the Post Office, Holiday Camps, Tea rooms and the 'Moments' restaurant. Apart from the lovely sandy coast, Scratby is surrounded 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.



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BEACH ROAD

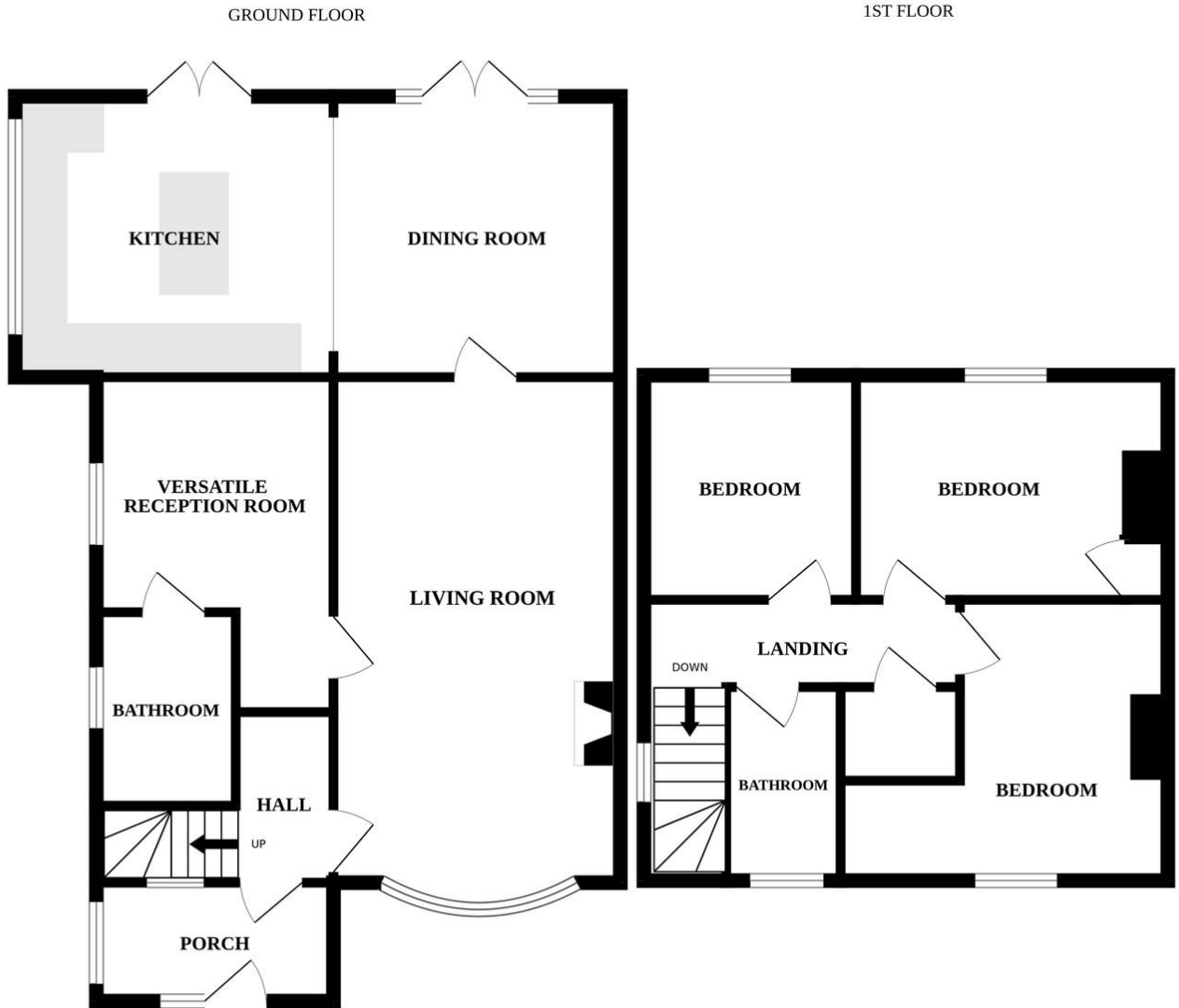
Upon arrival is a beautiful first impression to this wonderful family home, with a large driveway providing off road parking for all family members and visitors.

As you step into this welcoming home you are greeted by a porch and entrance hall ideal for storing your outdoor wear. The spacious living room is perfect for family living, where you can present your cosy free standing furniture to relax and unwind after a long day. With a focal point of an electric fireplace creating a warm and inviting atmosphere. The open plan kitchen/diner is designed to maximize natural light and provide a seamless connection to the garden, where the windows allow sunlight to flood the room enhancing the overall ambiance. The kitchen is well equipped with high-quality units and appliances, ensuring a pleasant cooking experience, allowing you to prepare your favourite meals with ease and efficiency. One of the highlights of the kitchen is the central island, creating a place to socialise with friends and family. The ground floor benefits from a versatile room, with potential to be a study or guest bedroom. Opening into a family bathroom, including a three piece suite.

Heading up the staircase, onto the first floor where you will find three nicely sized bedrooms, where you can privately relax after a busy day. The main bathroom comprises of a three piece suite including a bathub, accommodating all family members and guests.

Towards the rear is a peaceful garden surrounded by countryside fields, where you will discover a large patio area suitable for outdoor furniture during the summer months, featuring a laid to lawn garden surrounded by a variety of plants and shrubbery, as





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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