



72a Beach Road, Scratby
£425,000

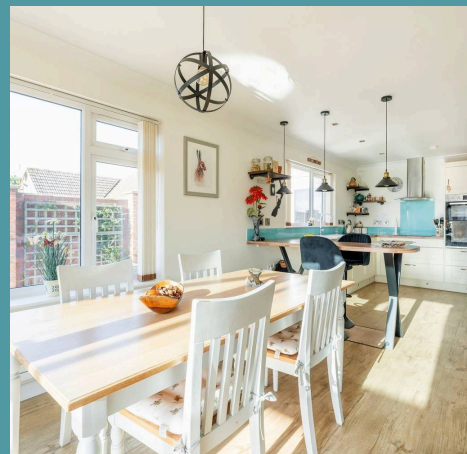
72a Beach Road

Scratby, Great Yarmouth

Proudly presenting itself as a beautiful family home, this detached chalet bungalow in Scratby offers flexible and spacious accommodation that can reflect to your own preferences and style. Capturing your attention with its pristine finishes and high-quality fixtures and fittings, within its open-plan kitchen/dining/living room and stunning conservatory. Accommodation can be found on both floors with four bedrooms and two modern bathrooms, with a backdrop of countryside fields at the rear. Acquire this residence and create lasting family memories in a home that you can truly make your own.

Location

Scratby is a small coastal village located on the eastern coast, in the county of Norfolk. It lies near the popular seaside resort of Great Yarmouth and is known for its beautiful sandy beaches and peaceful atmosphere. The village offers a quaint, traditional charm, with scenic coastal walks and a relaxed pace of life. Scratby is a great spot for those looking to be by the coast, yet remains within easy reach of the attractions and amenities of the nearby towns. The area is also popular for nature lovers, with plenty of opportunities for birdwatching and enjoying the natural surroundings.



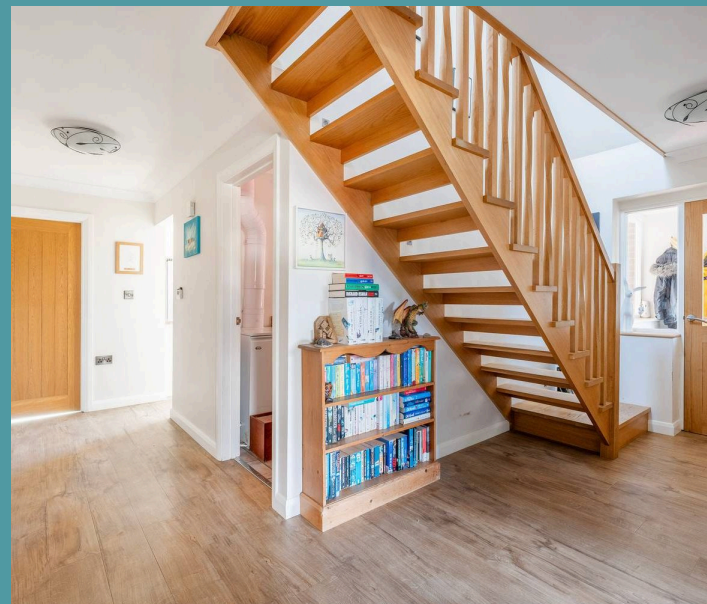
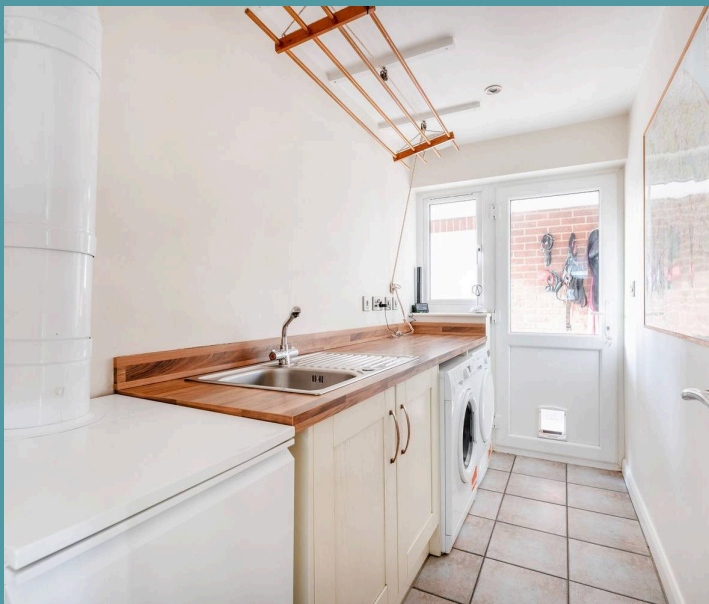


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Welcome inside this beautiful home, where you are greeted by an entrance hall, with a boot room for storing your outdoor wear. Capturing your attention with its pristine finishes and high-quality fixtures and fittings, is the open-plan kitchen/dining/living room, creating a seamless flow for relaxing or hosting gatherings. Equipped with quality units, integrated appliances and a breakfast bar unit, this space is perfect for cooking and enjoying your favourite meals. The presence of a functional utility room is suitable for your laundry essentials and additional storage space. A highlight of the home is the stunning conservatory, filled with an abundance of natural light, allowing you to relax whilst enjoying panoramic views of the exterior.

Across both floors you will encounter four bedrooms, each thoughtfully designed to offer relaxation and privacy. They have the flexibility to be a home office, dressing room, playroom or guest room, depending on your lifestyle requirements. A modern bathroom is positioned on both floors, accommodating all residents in the household with ease and comfort. A huge amount of storage can be found within the property, with built-in cupboards and eaves that can be easily accessed for storing your seasonal decorations and personal items.





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Towards the rear you'll find an expansive private garden, offering endless possibilities for outdoor activities and enjoyment. Whether you enjoy gardening, hosting summer BBQs or simply relaxing in the afternoon sunshine, this garden is perfect for all. It is predominately laid to lawn, boarded by planted beds, shrubbery, a timber storage shed and a brick-built fish pond. With a backdrop of countryside fields, not only offering picturesque views but creating a serene environment when enjoying the outdoors. At the front of the residence is a driveway providing off-road parking and an integral garage for storage options.

Agents Notes

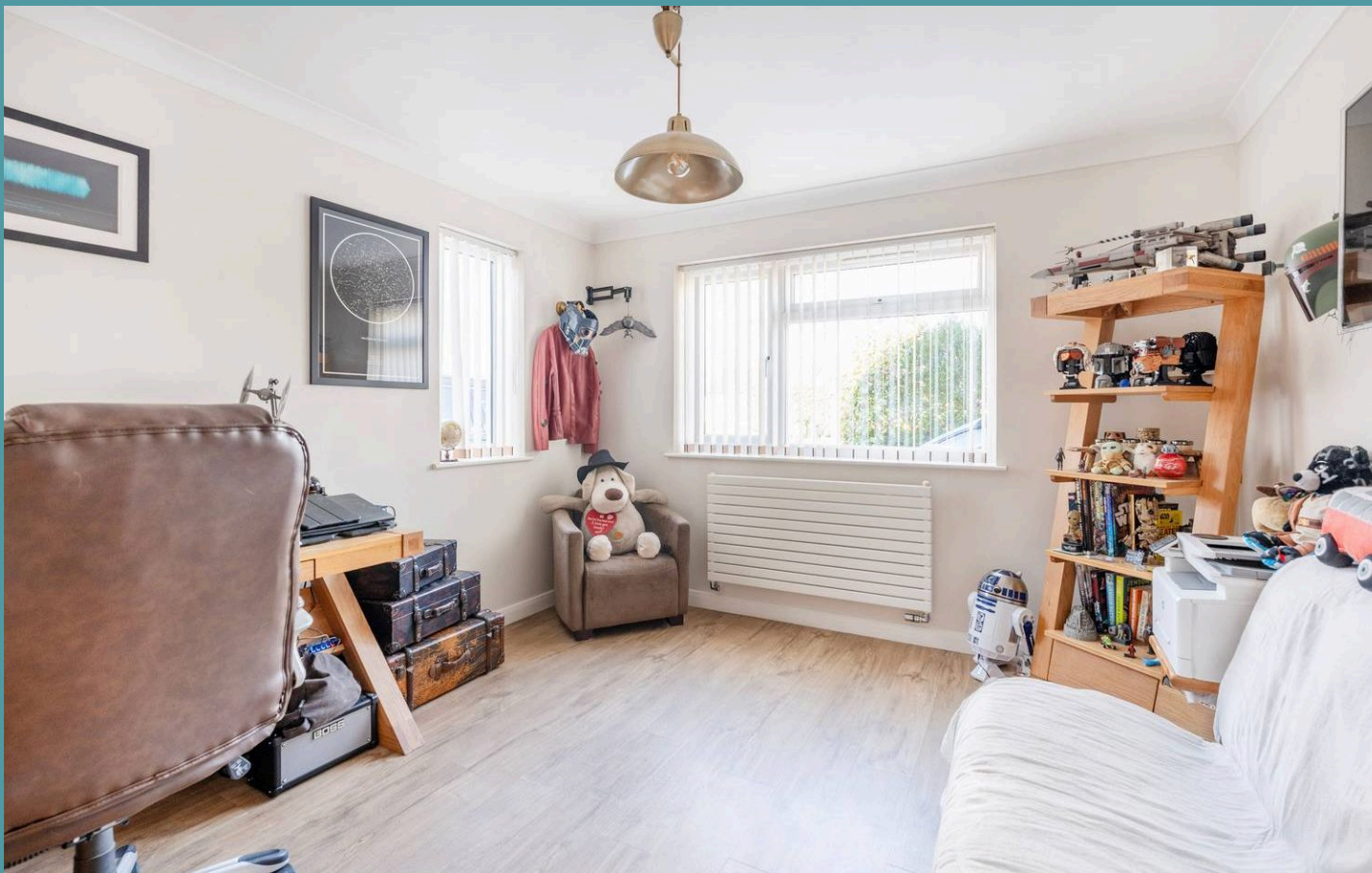
We understand that this property is freehold.

Connected to mains water, electricity and drainage.

Heating system - Oil central heating.

Council Tax Band: C

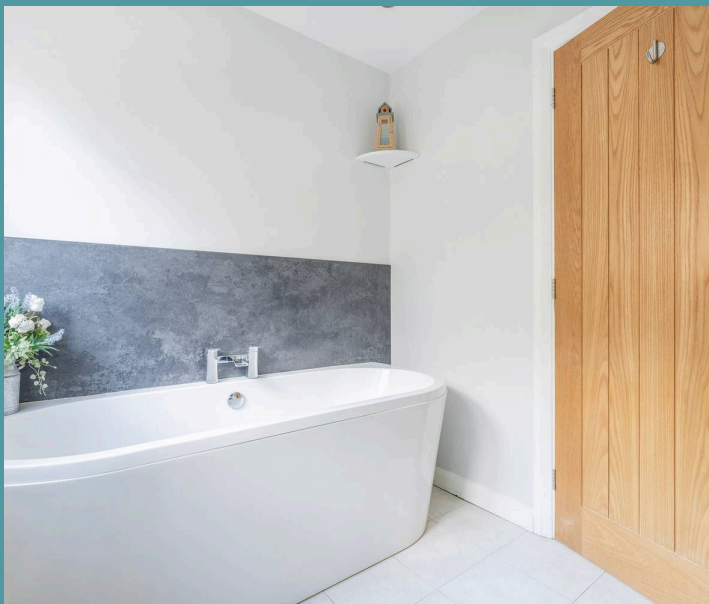




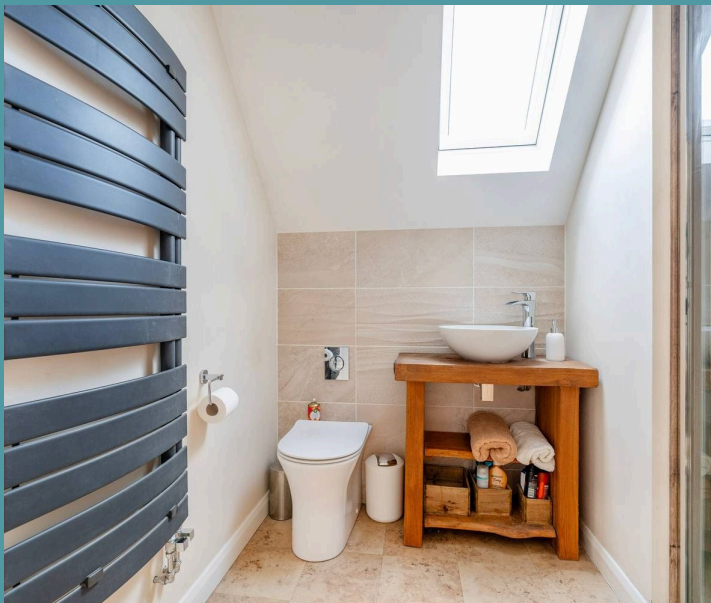
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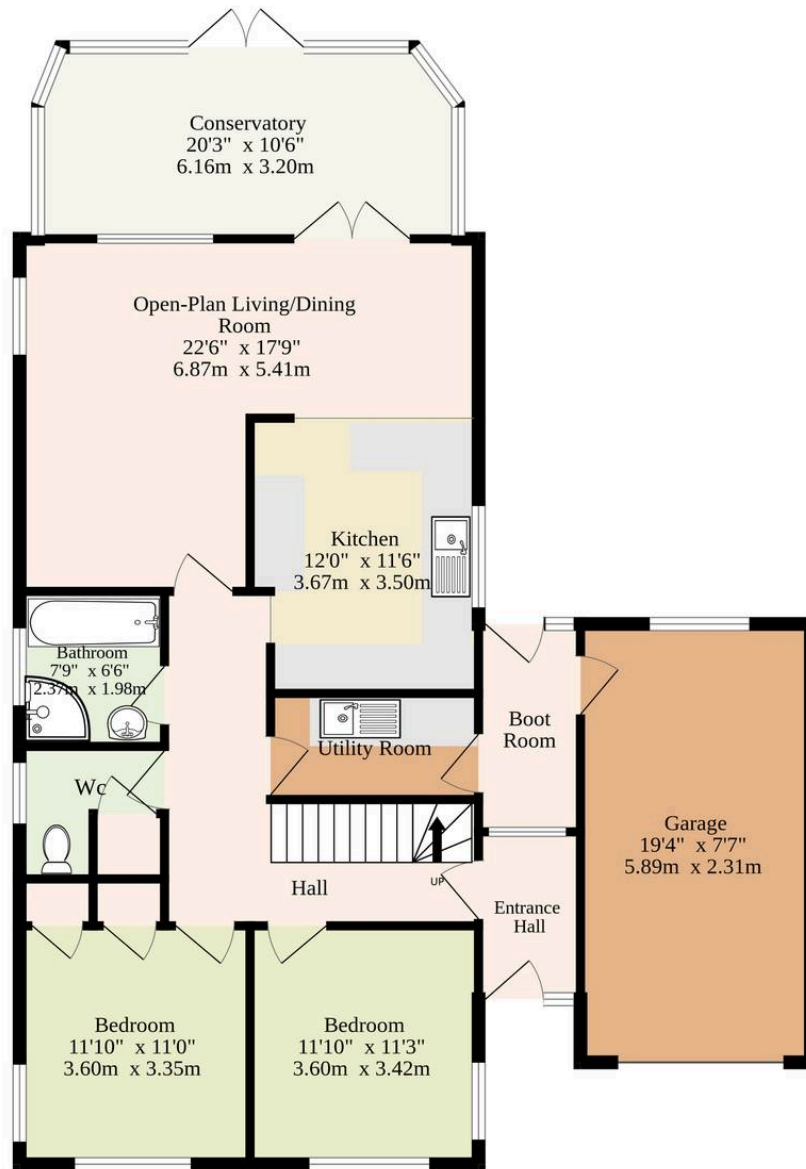
- Detached chalet bungalow in the small coastal village of Scratby
- Beautiful family home with flexible and spacious accommodation to adapt to your own preferences and style
- Incredible open-plan kitchen/dining/living room, equipped with high-quality fixtures and fittings in pristine condition
- Full width conservatory filled with an abundance of natural light, offering panoramic views of the exterior
- Functional utility room, a boot room and eaves providing ample amount of storage space
- Four double bedrooms, a modern shower room, a WC and a family bathroom
- Expansive garden offering endless possibilities for outdoor activities and enjoyment, overlooking countryside fields at the rear
- Driveway providing ample off-road parking and an integral garage for storage options
- Close proximity to local shops, healthcare facilities, bus routes and schools



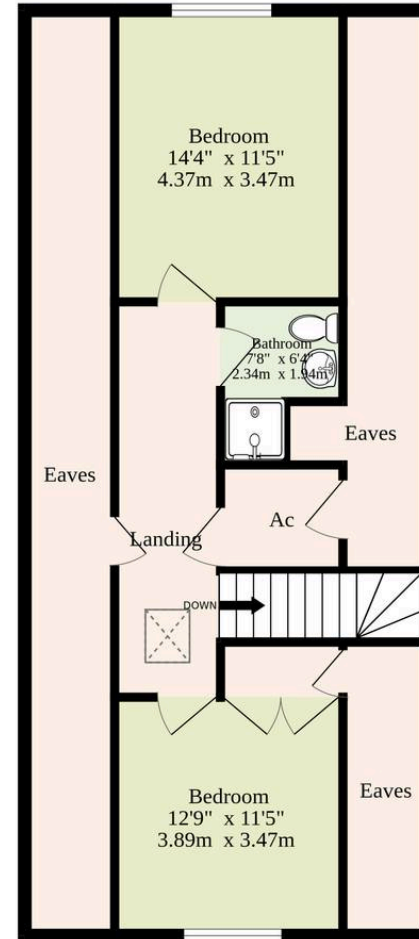
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Ground Floor
1615 sq.ft. (150.0 sq.m.) approx.



1st Floor
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 2004 sq.ft. (186.2 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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