



40 Heather Avenue, Scratby
£340,000

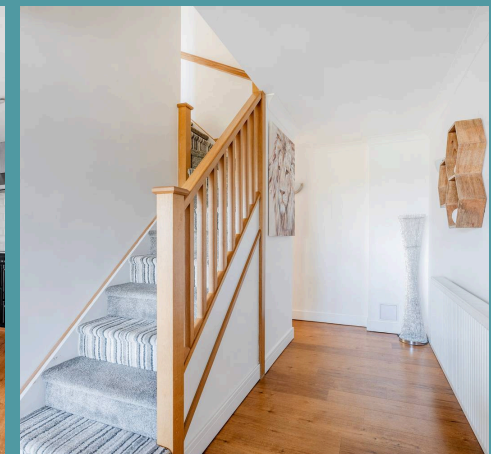
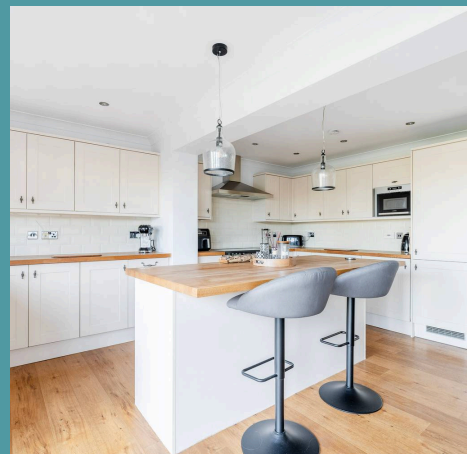
40 Heather Avenue

Scratby, Great Yarmouth

Find flexible and spacious accommodation in this fully renovated chalet bungalow, presented to an exceptional standard. You will be met with high-quality fixtures and fittings at every corner, ensuring a modern lifestyle for family living. Sitting on a generous size plot, this residence offers a multitude of possibilities, backing onto open countryside fields to guarantee a peaceful setting. Don't miss the chance to acquire this four-bedroom home and discover a living environment perfectly suited to today's modern requirements.

Location

Scratby is a small, picturesque village located on the coast of Norfolk, situated between the bustling seaside town of Great Yarmouth and the quieter coastal village of Hemsby. It lies within the East Norfolk region and is part of the broader Great Yarmouth borough. The village enjoys a tranquil, rural setting, offering a relaxed atmosphere with easy access to nearby beaches along the North Sea. Scratby is known for its charming mix of seaside cottages, holiday parks, and scenic landscapes, making it a popular destination for those looking to enjoy a peaceful getaway with a blend of natural beauty and coastal charm.



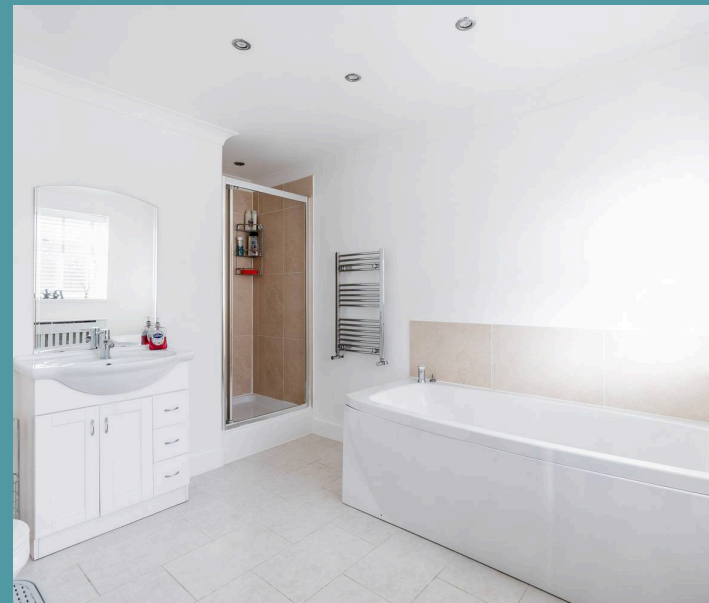


40 Heather Avenue

Scratby, Great Yarmouth

Upon arrival, the property's exterior sets the tone for what's to come, surrounded by open countryside fields that contribute to the peaceful ambience that permeates the area. A large driveway provides ample off-road parking for up to 8 cars, whilst the garage offers storage options. Internally, the property has been fully renovated to an exceptional standard, creating a flexible and spacious layout that is perfect for family living.

The heart of the home is undoubtedly the open-plan kitchen/dining/living room, thoughtfully designed to offer a seamless flow between each area. The kitchen is well-equipped with modern fixtures and fittings, including a cooker, dishwasher, fridge/freezer, microwave and wine cooler, providing a functional yet stylish space for cooking your favourite meals and casual dining. There is ample amount of space for your comfortable furniture and dining set-up, in front of the large bi-fold doors that open to create an indoor and outdoor transition for hosting summer occasions. Positioned at the front of the residence is a light-filled sitting room, accentuated by a charming wood burner for cosy evenings and entertaining guests.





40 Heather Avenue

Scratby, Great Yarmouth

Ascend to the first floor where you will encounter four bedrooms, each thoughtfully designed to offer relaxation and privacy. One bedroom is complemented by a convenient WC. The fourth bedroom has the versatility to be a dressing room, office or playroom, depending on your own requirements. The family bathroom is located on the ground floor, comprising of a modern four-piece suite to accommodate all residents in the household.

Towards the rear is an expansive garden that is well-maintained, offering endless possibilities for outdoor activities and enjoyment. The patio area creates the perfect setting for al-fresco dining, summer BBQs or simply relaxing in the afternoon sunshine. The addition of a wooden shed is ideal for storing your garden equipment and tools. Overall, it is fully enclosed so you can enjoy in seclusion.

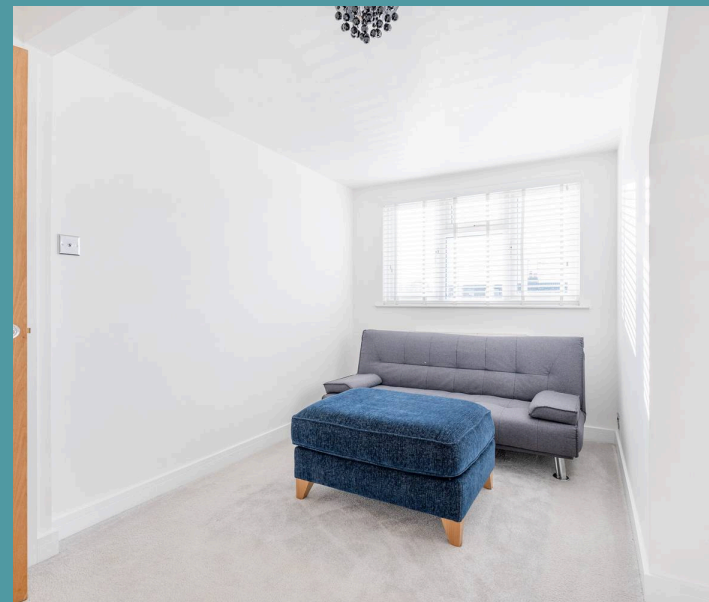
Agents Notes

We understand that this property is freehold.

Connected to mains water, electricity and drainage.

Heating system - Oil.

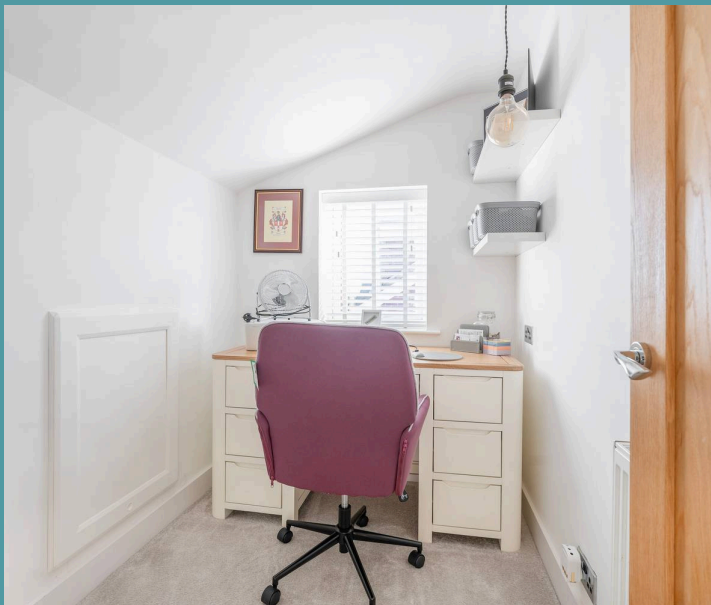
Council Tax Band: B



40 Heather Avenue

Scratby, Great Yarmouth

- Chalet bungalow in the small coastal village of Scratby
- Situated on a generous size plot offering a huge amount of potential
- Fully renovated to a high standard throughout, creating a beautiful family home with flexible and spacious accommodation
- Overlooking open countryside fields ensuring a serene surrounding
- Open-plan kitchen/dining/living room with modern fixtures and fittings
- Light-filled sitting room accentuated by a charming wood burner
- Four bedrooms, one private WC and a family bathroom with a contemporary four-piece suite
- Large enclosed garden offering endless possibilities for outdoor activities and enjoyment
- Driveway providing ample off-road parking & a garage for storage options
- In close proximity to all local amenities and natural surroundings



Ground Floor
1096 sq.ft. (101.8 sq.m.) approx.

1st Floor
489 sq.ft. (45.4 sq.m.) approx.



Sqft Does Not Include Cupboards

TOTAL FLOOR AREA : 1585 sq.ft. (147.3 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.
Made with Metropix ©2025

