



12a Scratby Crescent, Scratby

£240,000 Freehold

This stunning three-bedroom detached house offers a unique opportunity to own a beautiful property with captivating sea views and a prime location close to amenities. Boasting an open-plan living/dining room, sunroom, enclosed front garden and larger than-average rear plot with sea views, this property is a perfect combination of coastal living and convenience.

Location

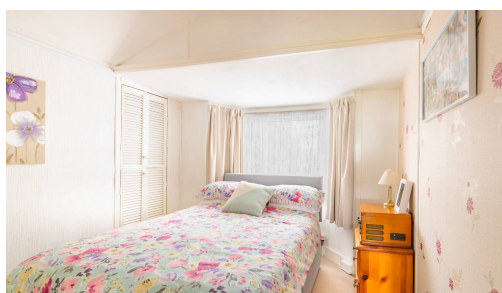
Scratchy Crescent is located in the tranquil village of Scratchy a coastal settlement on the Norfolk coast, offering a peaceful yet convenient lifestyle. The village is known for its scenic coastline, with sandy beaches just a short walk away, making it an ideal spot for seaside living. Scratchy benefits from a range of local amenities, including shops, cafes, and the nearby California Tavern, a popular pub offering food and entertainment. The location is also well connected, with easy access to the main road, providing a direct route to Great Yarmouth, which is approximately five miles away, offering a wider selection of shops, schools, and leisure facilities.



Agents Note

We understand that the property is being sold as a freehold. Connected to all mains such as water, electricity and drainage.

Tax Council Band - A



Scratby Crescent, Scratby

The property boasts a spacious open-plan living and dining area that exudes elegance and comfort. The living room boasts double doors that open onto a rear garden plot, flooding the space with natural light and offering a seamless indoor-outdoor living experience. The dining area has ample space for a variety of furniture arrangements, it offers both comfort and versatility, making it a practical yet stylish part of the home.

The well-equipped kitchen features built-in cabinets, integrated appliances, and ample under-counter space, catering to all your culinary needs. Adjacent to the kitchen, a sunroom with windows all around opens onto the front garden, creating a private space to unwind and enjoy the garden views.

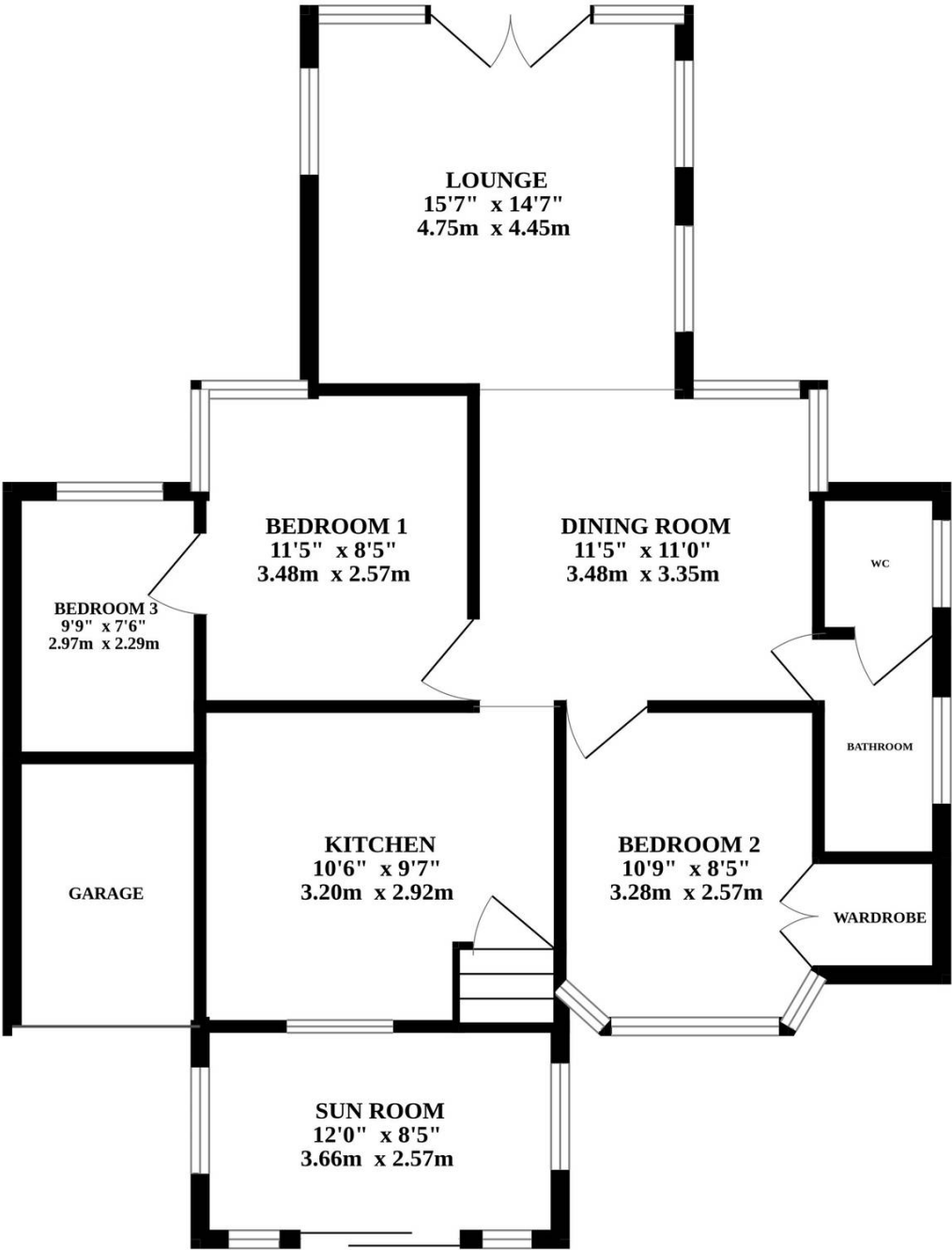
The property boasts three bedrooms offering versatile living spaces for residents and guests alike. The main bedroom has a walk-in wardrobe, offering plenty of storage space for your belongings. The centrally located bathroom features a bathtub with a shower head, catering to both quick showers and relaxing baths. For added convenience, the bathroom connects to a separate WC, ensuring it meets all practical needs for the household.

Outside, a private driveway provides ample parking space and leads to a garage, ensuring convenience and security for your vehicles. The front enclosed garden is impeccably maintained, offering a welcoming entrance to the property and space for outdoor activities. Additionally, there is a garden shed and room for patio furniture to further enhance your outdoor living experience.

Situated on a larger-than-average plot to the rear, the property provides endless possibilities for outdoor activities and gardening, with stunning sea views adding to the overall charm of the home.



GROUND FLOOR



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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