



1 Woodlands Close, Scratby

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Scrathby, Great Yarmouth

From the moment you step through the door of this exquisite residence, you are drawn to the immaculate finishes that has gone into its full refurbishment. Presenting itself as a beautiful family home, its spacious and flexible accommodation can adapt to your own preferences and style. Showcasing an incredible open-plan kitchen/dining room with a functional utility room, a grand sitting room, a versatile study, a luxurious shower room, three double bedrooms, a private en-suite and a family bathroom. The exterior is equally as impressive, with a landscaped garden featuring an aluminium pergola, a black-paved driveway and a garage for storage options. Experience a lifestyle like no other by making this residence your home.

Location

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



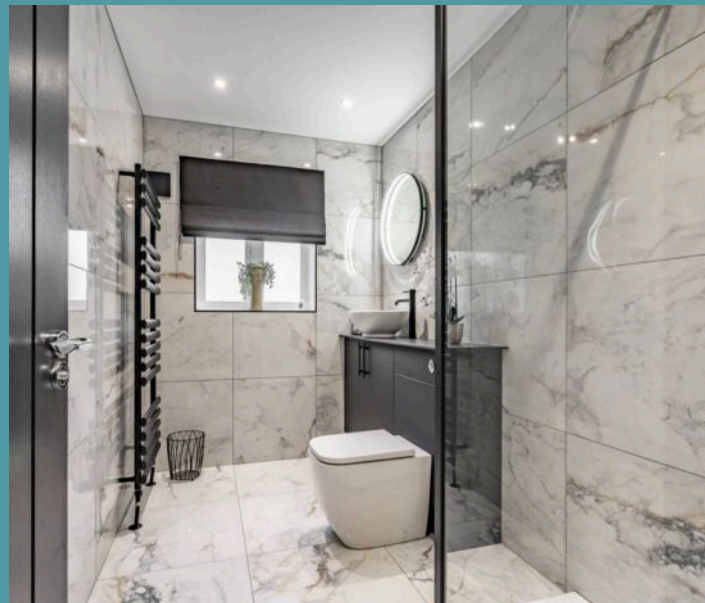
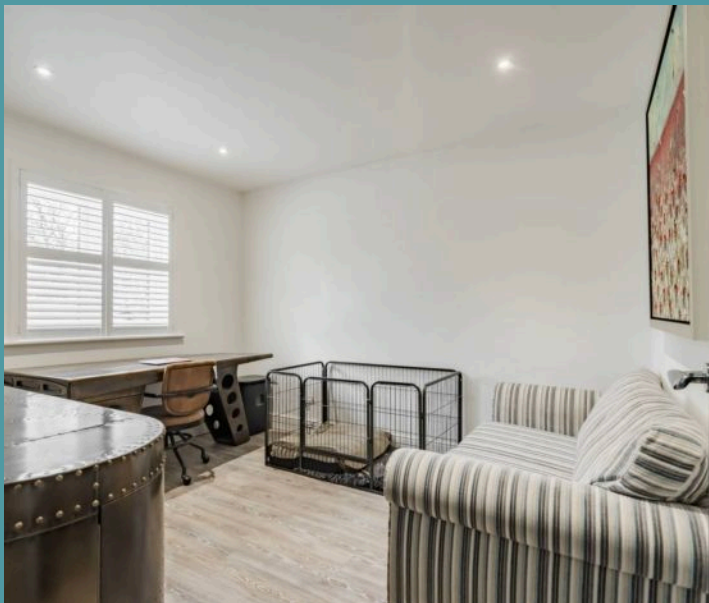


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This beautiful family home flaunts spacious and flexible accommodation spread across its immaculately presented rooms, offering a lifestyle of comfort and convenience. The heart of the home is undoubtedly the incredible open-plan kitchen/dining room, equipped with high-quality fixtures and fittings, including contemporary wall and base units, a Quartz worktop, integrated high-spec appliances, and a functional utility room, this space is as practical as it is stylish. The kitchen effortlessly flows into the dining area, where bi-fold doors open out to a sheltered patio area that is perfect for hosting al-fresco dining.

The grand sitting room is equally as impressive, featuring a stylish media wall with an inset fireplace, creating a warm and inviting ambience ideal for relaxation and entertaining. For those in need of a dedicated workspace, a versatile study offers the flexibility to be used as a home office, a playroom, or an additional bedroom, catering to the demands of modern living. Completing the ground floor is a shower room, comprising of a luxurious three piece suite.



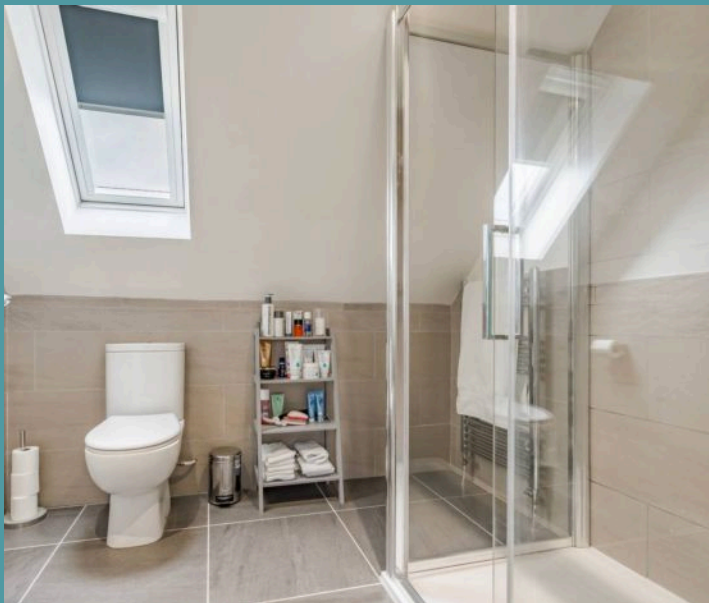


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Ascend the glass balustrade staircase to the first floor, where you will encounter three double bedrooms, each thoughtfully designed to offer the utmost comfort. The principle suite is complemented by an en-suite shower room, adding a luxury yet convenient touch to your everyday routine. The remaining bedrooms share a family bathroom, comprising of a contemporary three piece suite.

The exterior is equally as impressive, that has been landscaped to an incredibly high standard, with an artificial lawn, bordered by a patio area that creates several seating areas for your comfortable furniture. An aluminium pergola shelters a decked terrace, perfect for hosting summer bbqs with loved ones. Overall, the garden is fully enclosed by planted beds and a fence, so you can enjoy in seclusion. At the front of the residence is a block paver driveway providing ample off-road parking and a garage, with electric doors and car charging point, suitable for your storage options.





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Agents notes

We understand that this property is freehold.

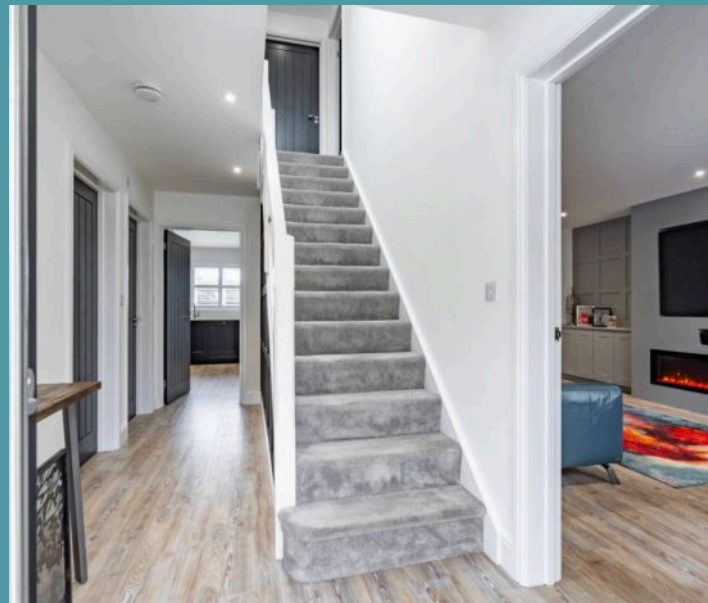
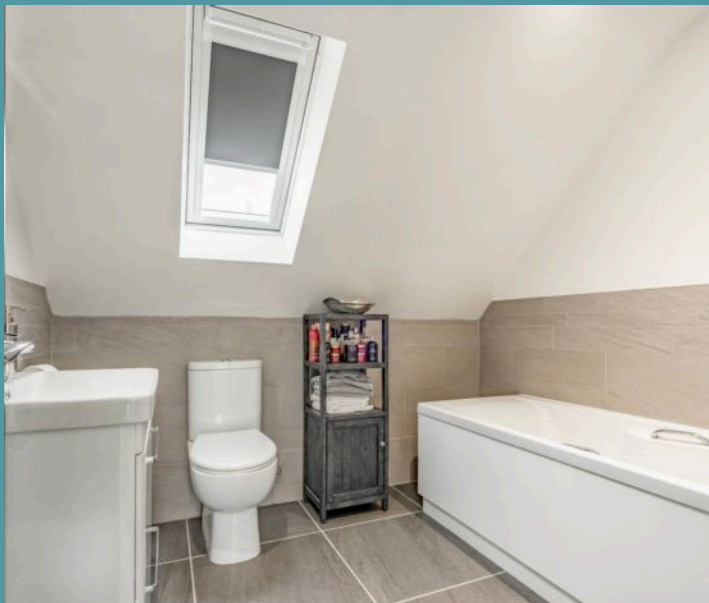
Connected to mains water, electricity and drainage.

Heating system - Air source.

Underfloor heating.

Council tax band: C

Solar panels with storage batteries.





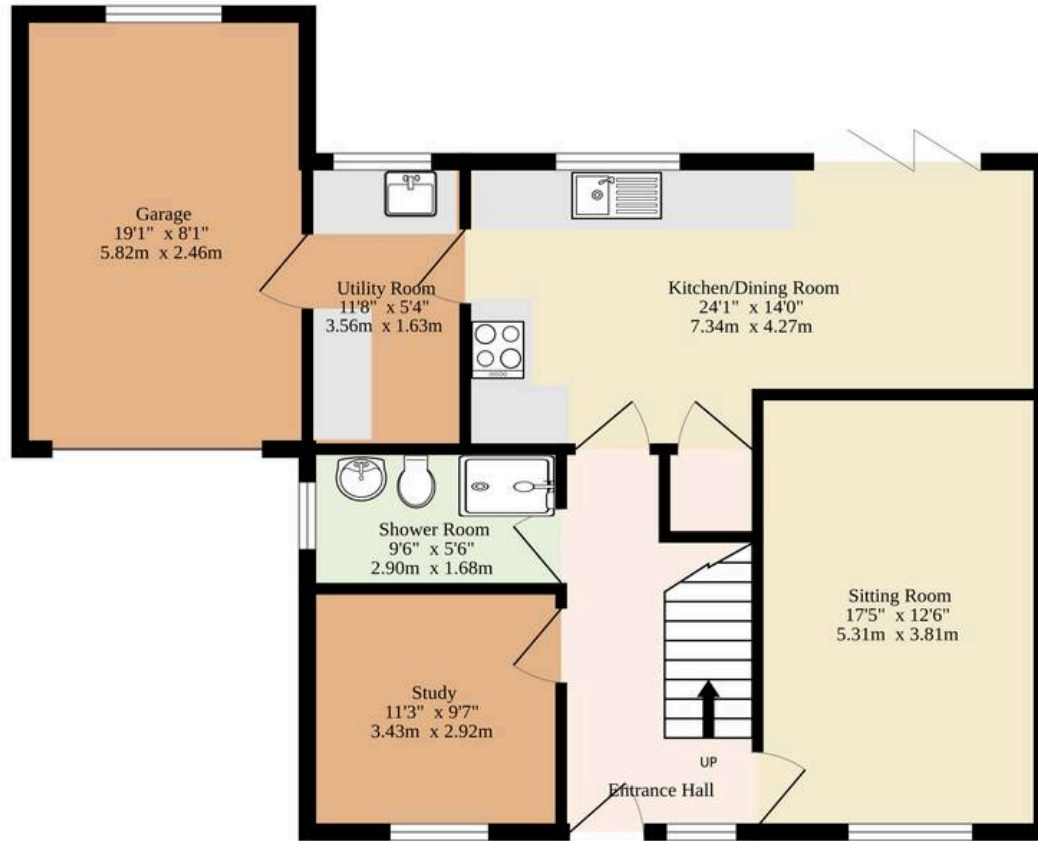
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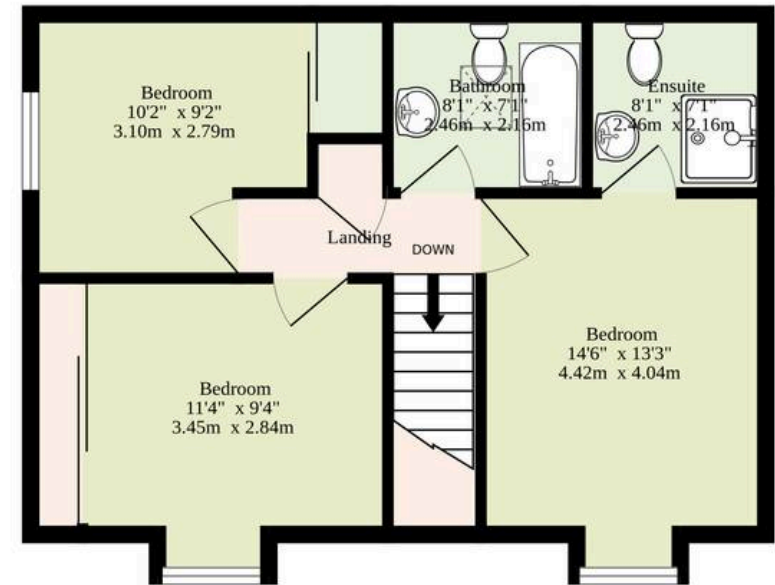
- Detached chalet bungalow in the coastal village of Scraby
- Fully refurbished to an impeccable standard throughout, showcasing high-quality fixtures and fittings that elevate your living experience
- Beautiful family home with spacious and flexible accommodation that can adapt to your preferences and style
- Incredible open-plan kitchen/dining room equipped with contemporary wall and base units, a Quartz worktop, integrated high-spec appliances and a functional utility room
- Bi-fold doors opening out to a Aluminium pergola, sheltering a patio area that is perfect for hosting al-fresco dining
- Grand sitting room featuring a stylish media wall with an inset fireplace, inviting relaxation and entertaining
- Versatile study with the option to be a home office, a playroom or an additional bedroom
- Three double bedrooms, a private en-suite, a luxury family bathroom and a ground floor shower room
- Landscaped garden with an artificial lawn that is bordered by a patio, creating several seating areas
- Brick-weave driveway providing ample off-road parking and a garage for storage options



Ground Floor
1042 sq.ft. (96.8 sq.m.) approx.



1st Floor
534 sq.ft. (49.6 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 1576 sq.ft. (146.4 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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