



9 Heather Avenue, Scrathby  
£260,000



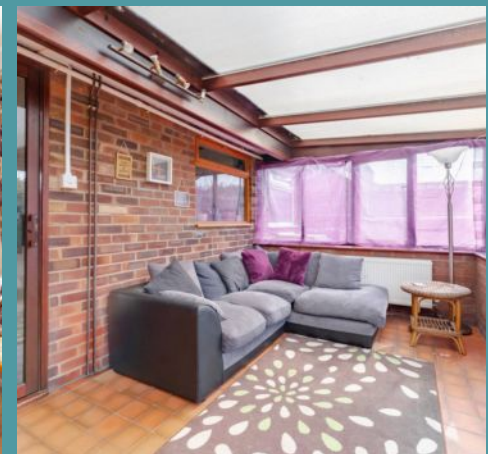
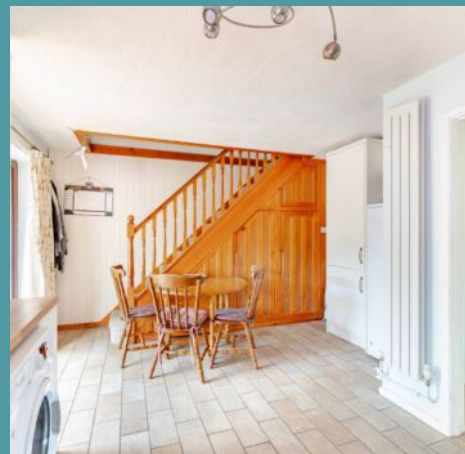
# 9 Heather Avenue

## Scratby, Great Yarmouth

Proudly positioned down a quiet cul-de-sac in the sought-after coastal village of Scratby, this charming chalet bungalow offers comfort and space. With its versatile layout, this well-presented property is ideal for modern family living, featuring a spacious sitting room with a multi-fuel wood burner, an equipped kitchen/breakfast room, and a bright conservatory that invites the outdoors in. Two generous double bedrooms, a bathroom, a shower room and a beautifully maintained, south-facing garden add to its appeal. Complete with off-road parking and a detached garage, this ready-to-move-into home is a rare find just moments from the coast.

### Location

Scratby is a charming coastal village located on the east coast of Norfolk, just a few miles north of Great Yarmouth. Located between the larger villages of Caister-on-Sea and Hemsby, Scratby offers a relaxed seaside lifestyle with a close-knit community atmosphere. Local amenities include a convenience store, a bakery, a fish and chip shop, and a selection of seasonal cafés and takeaway outlets catering to both tourists and locals. While Scratby itself doesn't have a school, nearby Ormesby St. Margaret—just a short drive or bus ride away—hosts a well-regarded primary and junior school, with secondary education available in Caister and Great Yarmouth. Healthcare needs are served by nearby GP surgeries in Ormesby and Caister, with James Paget University Hospital located in Gorleston providing more comprehensive medical care. Public transport links include regular bus services connecting Scratby to Great Yarmouth and surrounding villages, while road access via the A149 and A47 offers easy travel across Norfolk.







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Step inside through a welcoming entrance hall that sets the tone for the rest of the property. The generous sitting room provides a warm and inviting space to relax or entertain, enhanced by a multi-fuel wood burner—ideal for cosy evenings in.

The kitchen/breakfast room is both practical and stylish, featuring wall and base cabinetry, an integrated oven, induction hob, and under-counter spaces ready to accommodate your own appliances. Flowing seamlessly from the kitchen, the light-filled conservatory adds a wonderful extension to the living space, bringing the outdoors in while offering a quiet spot to unwind throughout the year.

Bathroom facilities are thoughtfully arranged across two floors, with a convenient ground floor bathroom and an additional shower room on the first floor—catering effortlessly to the needs of a busy household. Upstairs, you'll find two well-proportioned double bedrooms, one of which is fitted with built-in wardrobes, offering ample storage solutions.

Outside, the property continues to impress. A beautifully maintained, non-overlooked south-facing garden offers a patio and lawned areas, perfect for summer dining, children's play, or quiet relaxation. A timber storage shed provides additional practicality, while the private driveway and detached garage ensure off-road parking and further storage options.



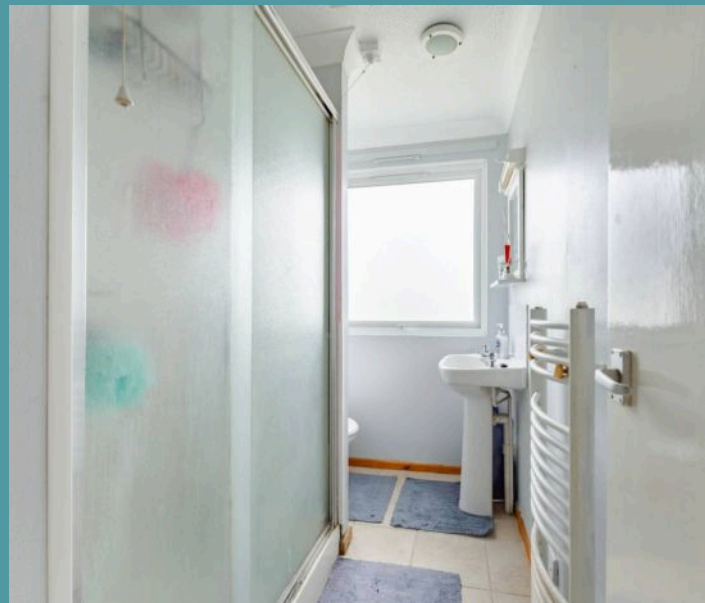




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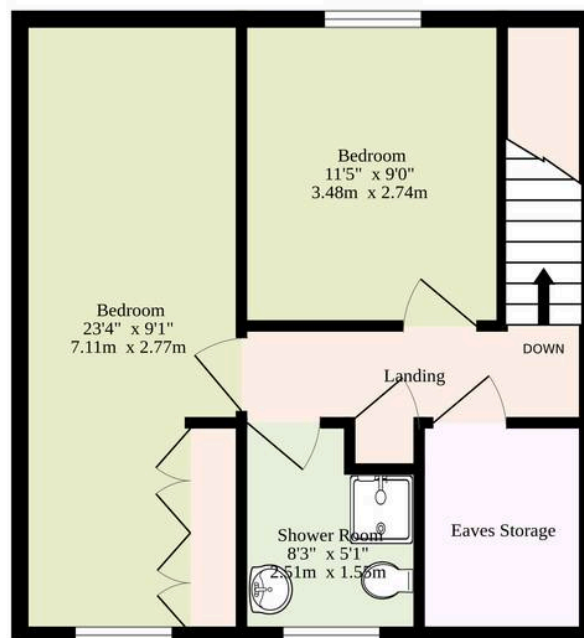
- Chalet bungalow positioned in the coastal village of Scratby
- Moments away from the scenic coast
- Perfect family home showcasing spacious and flexible accommodation, ready to adapt to your own preferences
- Spacious sitting room accentuated by a multi-fuel wood burner, inviting relaxation and entertaining
- Kitchen fitted with modern cabinetry, an integrated oven, an induction hob and under-counter areas for your own appliances
- Light-filled conservatory that extends the reception space, allowing you to enjoy the outdoors within the comfort of your home
- Ground floor bathroom and a first floor shower room, accommodating all residents in the household
- Two double bedrooms, one complemented by built-in wardrobes
- A well-maintained, South-facing garden featuring a patio area, a laid to lawn and a timber storage shed
- A driveway providing off-road parking and a detached garage for storage options



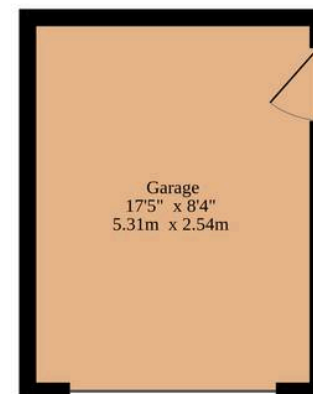
Ground Floor  
721 sq.ft. (67.0 sq.m.) approx.



1st Floor  
410 sq.ft. (38.1 sq.m.) approx.



Garage  
147 sq.ft. (13.7 sq.m.) approx.



Sqft Includes The Garage

**TOTAL FLOOR AREA : 1278 sq.ft. (118.7 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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