



57 California Avenue, Scratby  
Great Yarmouth

Minors & Brady



# 57 California Avenue

Scratby, Great Yarmouth

Positioned just minutes from Scratby's coastline, this detached bungalow offers easy access to the beach and local amenities. Light-filled interiors include an open-plan kitchen and dining area with French doors onto the deck, a snug space, and a living room with a wood burner. Two bedrooms and a modern shower room provide comfort and privacy, while a utility room adds practical storage. Outside, wrap-around gardens feature a lawn, shingled area, decked terrace, storage unit, and driveway with space for several vehicles. Perfect as a permanent home, holiday retreat, or investment, this property delivers flexible coastal living in a convenient location.

## Agents Notes

Freehold

Oil heating system.

## DISCLAIMERS:

Please note that this property is of non-standard construction. Prospective buyers should be aware that it may not meet conventional building regulations or mortgage requirements. Interested parties are advised to seek independent surveys, inspections, and professional advice before making any purchase decisions.

All buyers are advised to do their own due diligence with their solicitor and surveyor in regards to environmental changes in the area.



M&B

M&B



# 57 California Avenue

Scratby, Great Yarmouth

- Detached bungalow moments away from the scenic coastline in Scratby
- Non-standard construction, ideal as an investment opportunity, a holiday home or a permanent coastal residence
- Showcasing light-filled, stylish interiors that can easily adapt to your own preferences
- Open-plan kitchen/dining room with French doors that open out to the decking, creating an effortless flow for everyday living, with a snug area
- Kitchen is equipped with quality cabinetry, a range-style cooker, an integrated dishwasher, space for a fridge/freezer and an island for casual dining
- Cosy living room accentuated by a wood burner, inviting relaxation and entertaining
- Two bedrooms offering comfort and privacy
- Shower room comprising of a modern three-piece suite, complemented by stylish panelling and wallpaper
- Private, wrap-around gardens featuring a decked terrace for seating arrangements, a laid to lawn, a storage unit and a shingled area for low-maintenance
- A driveway providing off-road parking for multiple vehicles



# 57 California Avenue

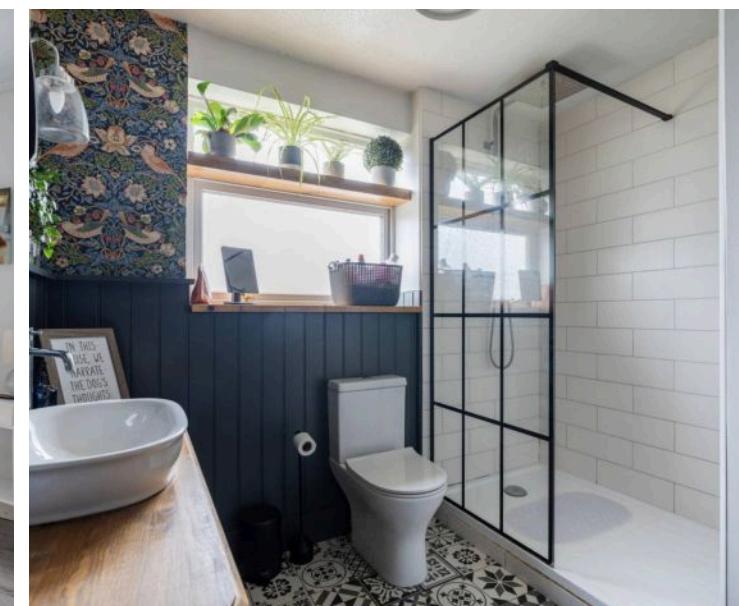
Scratby, Great Yarmouth

## Location

California Avenue is a residential street in the coastal village of Scratby, Norfolk, situated just a short walk, roughly 300 to 400 meters, from the sandy North Sea coastline. Local amenities are within easy reach: a small cluster of shops, a convenience store, and a takeaway serve everyday needs, while larger supermarkets, banks, and additional services are available in nearby Caister-on-Sea or Great Yarmouth, about 4–5 miles away.

Families in the area are served by local schools such as John Grant Primary School and Caister Academy, both within a few minutes' drive. Public transport links are practical but limited: regular bus services connect Scratby with Great Yarmouth and surrounding villages, while the nearest train station is at Great Yarmouth, providing rail access across Norfolk.

The lifestyle on California Avenue centers on coastal living and community convenience. Residents can enjoy daily walks along the beach, quiet village streets, and easy access to recreational spaces while still being connected to larger towns for work, shopping, and leisure. The area attracts those seeking a slower-paced, seaside-focused environment with practical access to schools, shops, and transport.



# 57 California Avenue

Scratby, Great Yarmouth

Just moments from the scenic coastline, this detached bungalow offers a versatile opportunity, whether you're looking for a permanent coastal home, a holiday retreat, or a smart investment.

The interiors are bright and inviting, combining style and comfort. The open-plan kitchen and dining area is the heart of the home, with French doors opening onto the deck, creating a seamless connection between indoor and outdoor living. The kitchen is fitted with quality cabinetry, a range-style cooker, an integrated dishwasher, space for a fridge/freezer, and an island that doubles as a casual dining spot. A snug area provides a perfect corner for quiet mornings or informal gatherings.

The living room, featuring a cosy wood burner, is ideal for relaxation and entertaining. Two well-proportioned bedrooms offer comfort and privacy, alongside a modern shower room with a stylish three-piece suite, complemented by tasteful panelling and wallpaper. A functional utility room provides additional storage and space for laundry appliances.

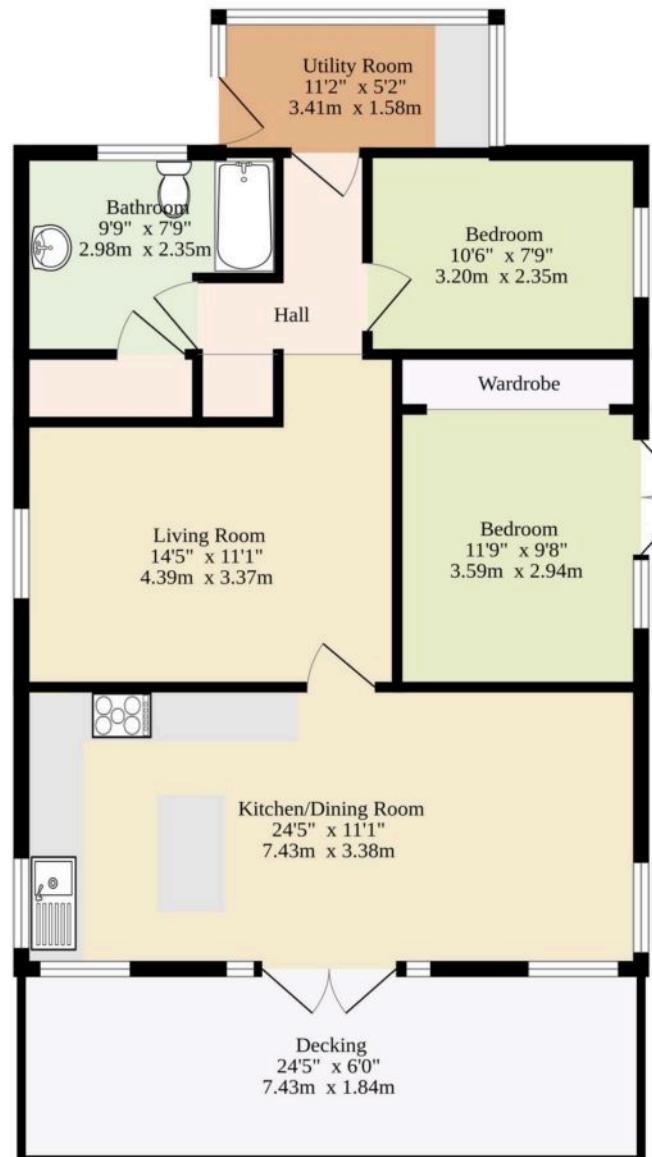
Outside, private wrap-around gardens combine practicality and enjoyment. The decked terrace is perfect for seating and alfresco dining, while the laid-to-lawn area and shingled section are low-maintenance. A storage unit is included, and the driveway accommodates multiple vehicles.

With its light-filled interiors, adaptable living spaces, and outdoor versatility, this bungalow offers a relaxed coastal lifestyle just minutes from the beach.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		39
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

**Ground Floor**  
873 sq.ft. (81.1 sq.m.) approx.



**TOTAL FLOOR AREA : 873 sq.ft. (81.1 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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Senior Property Consultant



Meet *James*  
Property Consultant



Meet *Lauren*  
Property Consultant

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