



15 California Avenue, Scratby

Great Yarmouth



Minors & Brady



# 15 California Avenue

## Scratby, Great Yarmouth

Moments away from the beach, this detached home in a popular part of Scratby offers spacious and versatile accommodation across two floors. The ground floor features a bright entrance hall, a large sitting room with a feature fireplace, a fully fitted kitchen with an adjoining breakfast room, a utility room, and a sunroom that overlooks the front garden, providing a light-filled space for relaxing or dining. Upstairs, the principal bedroom includes a walk-in wardrobe that could also serve as a nursery, alongside two further bedrooms and a well-appointed family bathroom. Outside, the property benefits from gardens to the front and rear, a driveway, and practical outbuildings, offering both comfort and convenience in a sought-after coastal location.

### Location

California Avenue is a residential street located in the coastal village of Scratby, part of the Great Yarmouth area in Norfolk. The avenue is situated within a short walking distance of the beach, giving residents easy access to the sand and sea for walks, fishing, or coastal views. Local amenities are modest but convenient: a handful of corner shops, a post office, and a few cafés and takeaways serve everyday needs, while larger supermarkets, pharmacies, and high street stores are a short drive away in nearby Caister-on-Sea or Great Yarmouth.

For families, the area is served by John Grant Primary School and Caister Academy, both within a few miles, and other primary and secondary schools are accessible in surrounding villages. Transport options are typical of a coastal village: local bus services connect Scratby with Great Yarmouth and neighbouring settlements, and the nearest railway station at Great Yarmouth provides broader connections across Norfolk.

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- Detached residence positioned on a generous-plot within the coastal village of Scratby, moments away from the scenic beach
- Family home showcasing spacious and flexible accommodation that can easily adapt to your own preferences and style
- Fitted kitchen with an adjoining breakfast room, ideal for everyday living and entertaining
- Spacious living room cantered by a feature fireplace, with an arched opening into the sun room
- Three well-proportioned bedrooms providing flexible accommodation
- Principal bedroom with a walk-in wardrobe
- Family bathroom comprising of a bath, separate shower, vanity storage and modern fittings
- Front and rear gardens including lawned areas, decking, driveway and off-road parking
- Practical outbuildings including a boiler house and additional storage for garden tools and equipment
- Close to the villages essential amenities, as well as a wider range of amenities found in Caister-On-Sea and Great Yarmouth





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Positioned on a generous plot in a popular coastal part of Scratby, this detached home offers an easy, relaxed way of living close to the sea. The property feels open and welcoming from the outset, with well-proportioned rooms that suit both everyday life and entertaining.

The ground floor opens with a bright entrance porch and hallway, leading through to a spacious sitting room filled with natural light and centred around a feature fireplace. An arched opening flows into the flexible sun room, creating a comfortable, versatile space for both everyday living and entertaining. The kitchen is well arranged with cabinetry, a double integrated oven, a hob and under-counter areas for appliances, and flows naturally into the breakfast room, creating a practical and sociable heart of the home. The utility/sun room is suitable for laundry appliances and additional storage. A convenient cloakroom completes the ground floor.

Upstairs, there are three good-sized bedrooms. The principal bedroom enjoys a distant sea view and benefits from a walk-in wardrobe that could also be used as a nursery or adapted to suit individual requirements. Two further bedrooms provide flexible accommodation for family, guests or home working. The bathroom is generously arranged, featuring both a bath and a separate shower.





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Outside, the front garden is mainly laid to lawn with off-road parking for multiple vehicles and side access.

To the rear, the enclosed garden offers a private outdoor space with lawned areas, patio and decking, ideal for dining or relaxing outdoors. Useful storage and outbuildings are positioned discreetly, allowing the garden to remain open and practical.

Located in a well-regarded coastal setting, with spacious accommodation, flexible living areas and gardens to both the front and rear, this property is well suited to those looking for comfortable living by the sea.

### Agents Notes

Freehold

Oil central heating

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

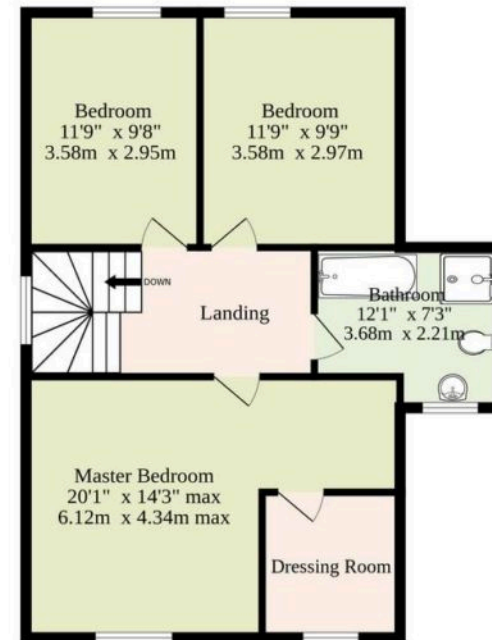


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

Ground Floor  
831 sq.ft. (77.2 sq.m.) approx.



1st Floor  
689 sq.ft. (64.0 sq.m.) approx.



TOTAL FLOOR AREA : 1520 sq.ft. (141.2 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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# Dreaming of this home?

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# Minors & Brady

*Your home, our market*

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