



Bear Necessities California Avenue, Scratby

Great Yarmouth



Minors & Brady

# Bear Necessities California Avenue

Scratby, Great Yarmouth

Life at Bear Necessities begins with space, light, and a sense of flow that carries from the entrance hall through the heart of the home. The designer kitchen and dining area provide an exceptional setting for meals and entertaining, while the living and garden rooms create versatile spaces filled with natural light and framed by views of the garden. Outside, two patios, a sweeping lawn, and a 'secret garden' with vegetable patches, a greenhouse, and sheds offer both practicality and a sense of purpose for outdoor living. With five bedrooms and adaptable rooms for work, hobbies, or leisure, this home is designed to accommodate the demands of modern life, offering both scale and sophistication in a location that is just moments from the Norfolk coastline.

## Agents Notes

Freehold

Connected to mains water, electricity and drainage.

LPG gas hob in the kitchen.

Electric heating system.



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- 'Bear Necessities' a truly beautiful detached residence positioned down a residential cul-de-sac within the coastal village of Scratby, just moments from the scenic coastline
- Kerb appeal with an 'in and out' brick-weave driveway providing off-road parking, an integral double-length garage for storage, Anthracite double-glazed windows and a storm porch
- The core of the home lies within the designer kitchen/dining room equipped with quality gloss cabinetry, a range cooker, a large fridge/freezer, skylights and French doors
- A spacious living room centred around a cosy wood burner, effortlessly flowing into the stunning garden room, showcasing a vaulted ceiling whilst framing panoramic views of the garden
- A total of five bedrooms across both floors, four of which are doubles, one with a private en-suite for modern convenience
- Ground-floor shower room and a first-floor family bathroom, both comprising quality fixtures and fittings
- Flexibility to have a home office, a dressing room, a playroom for children or for hobbies, easily adapting to your own lifestyle preferences
- 1/3 of an acre garden that offers endless possibilities for outdoor activities and enjoyment, with two patio terraces for seating arrangements and hosting summer BBQs (stms)
- Sweeping lawn boarded by established beds that add character and colour to the outdoors, with an opening into the 'secret garden' where you'll discover vegetable patches, a greenhouse and sheds
- Easy access to a wide range of amenities, including local shops, schools for all ages, transport links and nearby towns



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## Scratby

Living on California Avenue in Scratby offers a quiet, coastal lifestyle with the best of village life and easy access to the sea. Daily life in the village is relaxed but convenient. There are small local shops, a post office, and a couple of cafés where you'll quickly get to know the friendly locals. For a wider range of shopping or services, Caister-on-Sea and Great Yarmouth are just a short drive away, offering supermarkets, banks, restaurants, and leisure facilities.

Families will find schooling nearby, including Ormesby Village Junior and Infant Schools, Hemsby Primary School, and secondary options such as Caister Academy and Flegg High Ormiston Academy. School runs are easy thanks to local bus links, and the village is safe and welcoming for children.

Transport is straightforward. The A149 coast road makes getting around Norfolk simple, while local bus services connect Scratby to surrounding villages and Great Yarmouth. For longer trips, Great Yarmouth station is within a short drive, linking you to Norwich and beyond.

For someone looking to settle in Scratby, California Avenue offers practicality, with the unique draw of Norfolk's coast, quiet streets, accessible beaches, and a lifestyle that balances outdoor leisure with everyday convenience.



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# Bear Necessities California Avenue

Scratby, Great Yarmouth

Bear Necessities is a striking detached residence down a cul-de-sac within the sought-after coastal village of Scratby, just moments from the unspoiled coastline. Designed to support modern family life, it balances spacious, flexible interiors with a strong connection to the outdoors, offering a home that works as well for everyday living as it does for entertaining or enjoying time together.

Externally, the home commands attention with exceptional kerb appeal. An 'in and out' brick-weave driveway provides off-road parking for up to six vehicles, complemented by an integral double-length garage offering extensive storage. Anthracite double-glazed windows and a storm porch reinforce the property's sleek architectural presence.

A light-filled entrance hall immediately conveys a sense of space and sophistication, featuring a striking glass balustrade staircase that ascends gracefully to the upper floors. The design offers functionality with style, setting the tone for the rest of the home.

At its core, the designer kitchen/dining room is both practical and aspirational. High-gloss cabinetry, a range cooker, and a large fridge/freezer are complemented by skylights and French doors that extend the space into the garden. Tiled flooring in the kitchen and laminate in the dining area define zones while maintaining an open, fluid layout, perfect for both everyday family life and entertaining.



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The living room, centred around a statement wood burner, opens directly into the garden room. This spectacular space features a vaulted ceiling and full-height glazing, framing uninterrupted views of the garden and connecting seamlessly to the patio. The combination of natural light and architectural volume creates a setting that is ideal for social gatherings, quiet reflection, or year-round enjoyment of the outdoors.

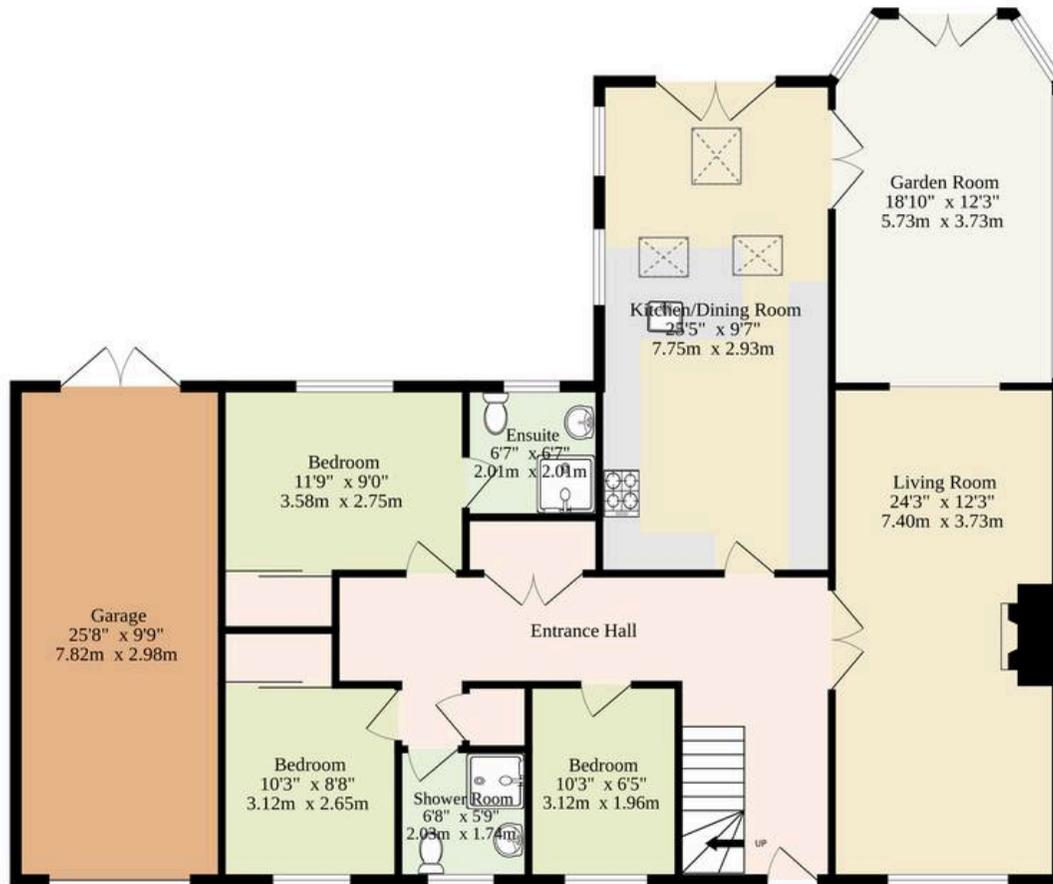
The residence offers five generous bedrooms across two floors, four of which are doubles, including one with a private en-suite. Three of the bedrooms include built-in wardrobes, while the home's flexible design allows additional spaces to serve as a home office, dressing room, playroom, or hobby area. A ground-floor shower room and a first-floor family bathroom are fitted with modern fixtures and finishes, while the top floor benefits from extensive eaves storage for seasonal and sentimental items.

Occupying approximately one-third of an acre, the gardens are thoughtfully designed for both aesthetic appeal and functionality (stms). Two patio terraces provide multiple seating arrangements for alfresco dining and entertaining, while the sweeping lawn, bordered by established beds, adds structure, colour, and seasonal interest. A further opening leads into the 'secret garden,' complete with vegetable patches, greenhouse, and storage sheds, offering scope for gardening, leisure, or simply enjoying private outdoor space.

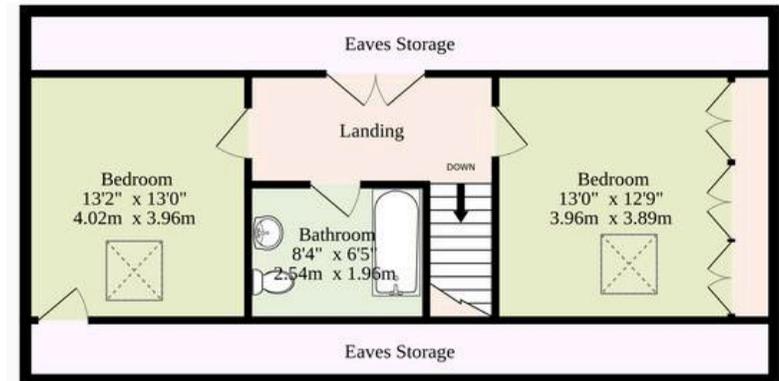


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**Ground Floor**  
1669 sq.ft. (155.1 sq.m.) approx.



**1st Floor**  
686 sq.ft. (63.7 sq.m.) approx.



Sqft Includes The Garage And Eaves Storage.

**TOTAL FLOOR AREA : 2355 sq.ft. (218.8 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? Let's make it a *reality*



Meet *Sarah*  
Senior Property Consultant



Meet *James*  
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Meet *Lauren*  
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Minors & Brady  
*Your home, our market*

 [caister@minorsandbrady.co.uk](mailto:caister@minorsandbrady.co.uk)

 01493 806188

 48 High Street, Caister-on-Sea, Great Yarmouth, NR30 5EH

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