



33a The Promenade, Scratby

Great Yarmouth



Minors & Brady

33a The Promenade

Scratby, Great Yarmouth

Waking to the sound of the sea and uninterrupted views across the coastline, this detached bungalow on the Scratby cliffs offers a clear sense of space and connection to its surroundings. Extending to around 1,399 sqft, the interior is bright and well arranged, with a natural flow from the kitchen and dining area through to the main living space, where large windows frame the sea. A conservatory to the rear provides an additional reception area, enjoying open views across the garden and coastline beyond. The three-bedroom layout is practical and comfortable, with built-in storage and an ensuite to the principal room. Outside, the gardens are established and easy to manage, with areas for seating positioned to take advantage of the outlook. With off-road parking, a garage, and access to local amenities and the wider Norfolk coast, the property offers a straightforward, well-located home in a striking setting.

Agents Notes

Freehold

Connected to mains water, electricity and drainage.

Oil central heating.



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- Detached bungalow extending to approximately 1,399 sqft, offering well-balanced single-storey accommodation
- Positioned on the Scratby cliffs with direct, uninterrupted sea views from the principal living areas
- Bright and well-presented interior with a practical layout and good natural light throughout
- Living room featuring a large picture window overlooking the coastline and a cosy wood burner, effortlessly flowing into the other reception spaces
- Bespoke kitchen fitted with quality cabinetry, a full-range of integrated appliances and tiled flooring, open to the dining area
- Light-filled conservatory that extends reception space and offers panoramic views of the scenic surroundings
- Principal bedroom with storage and an en-suite shower room, alongside a separate family bathroom with modern three-piece suite
- Two further bedrooms with built-in storage, with the flexibility to be an office, dressing room or a guest room
- Beautiful rear garden with several seating area's, a secret garden with an Italian style BBQ area, a lawn and established planting, set against a unique coastal backdrop
- Front garden with lawn, summerhouse and storage shed, plus a driveway for multiple vehicles and a garage suitable for storage, workshop or home working



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Scratby

The Promenade runs along the coast in Scratby, a quiet Norfolk village with direct access to sandy beaches and sea views, surrounded by open fields and typical Norfolk marshland. The village offers a peaceful coastal environment while remaining within easy reach of larger towns.

Within Scratby, there are local shops, a post office, cafés, and pubs for daily needs. For more extensive shopping, including supermarkets like Tesco and Sainsbury's, residents typically travel a short drive to Caister-on-Sea or Great Yarmouth, which also provide banks, healthcare, and leisure facilities. Nearby villages such as Hemsby and Ormesby St Margaret add schools, community centres, and local services.

Primary education is available at Ormesby St Margaret's Primary and Hemsby Primary, with Caister Academy serving secondary pupils. Local bus routes connect Scratby with Great Yarmouth, Caister-on-Sea, and surrounding villages, while the nearest train station is in Great Yarmouth, linking the area to Norwich and beyond. Road access via the A149 and A47 provides straightforward travel inland and along the coast.



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This well-presented three-bedroom detached bungalow occupies an exceptional position on the Scratby cliffs, enjoying uninterrupted sea views and a bright, spacious interior extending to approximately 1,399 sqft. The property offers versatile accommodation with a natural flow between living areas, making it well suited to both everyday living and entertaining. Its elevated setting and generous glazing ensure a strong connection to the surrounding coastal landscape.

The home is entered via a useful porch, which also functions as a utility space, providing storage for coats, footwear and outdoor equipment. This leads into a welcoming interior that is bright and well arranged. The principal living room benefits from a large window framing far-reaching sea views, while a wood burner adds warmth and character. Laminate flooring runs through the space, enhancing the sense of continuity. To the rear, a conservatory extends the reception area, offering a light-filled setting with wide-ranging views across the garden and out to sea.

The kitchen is fitted with bespoke cabinetry and a full range of integrated appliances, with tiled flooring providing a practical finish. It connects directly to the dining area, allowing for an easy transition between cooking and dining. The layout continues through to the living room, supporting a sociable and functional arrangement. Generous natural light further enhances the usability of the space throughout the day.



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There are three bedrooms, each offering built-in storage and comfortable proportions. The principal bedroom includes an en-suite shower room, providing added convenience. The remaining bedrooms are served by a family bathroom fitted with a modern three-piece suite comprising a bathtub, hand wash basin and WC. The accommodation is well balanced and suitable for a range of living arrangements.

The gardens are well maintained and designed to make the most of the coastal setting. To the rear, a patio area provides space for outdoor seating, leading onto a lawn bordered by established planting. A secret garden area features a large Italian style BBQ area, perfect for entertaining during the summer months. The backdrop of the cliffs and sea adds a distinctive aspect to the outdoor space. To the front, there is a further lawned area along with a summerhouse and a storage shed, offering additional flexibility.

A driveway provides off-road parking for multiple vehicles, complemented by a garage which can be used for storage, as a workshop, or adapted for home working. This adds a practical dimension to the property, supporting a variety of day-to-day needs.

This property presents a well-balanced home in a coastal position, with generous living space, strong natural light and uninterrupted sea views forming a key part of its appeal.



Ground Floor

Approx. 130.0 sq. metres (1399.5 sq. feet)



Total area: approx. 130.0 sq. metres (1399.5 sq. feet)

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.

Plan produced using PlanUp.

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