



2 Tern Road, Scratby

Great Yarmouth



Minors & Brady

2 Tern Road

Scratby, Great Yarmouth

Set within the sought-after coastal village of Scratby, this beautifully presented detached bungalow offers spacious and flexible accommodation, ideal for a range of buyers. Offered with no onward chain, the property has been thoughtfully improved, including upgraded insulation throughout and a re-felted flat roof with a 25-year guarantee from 2021, creating a comfortable and energy-efficient home ready to move straight into.

With its adaptable layout, modern presentation, and generous plot, this is a home that combines practicality with a relaxed coastal lifestyle.



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2 Tern Road

Scratby, Great Yarmouth

- Detached bungalow set within a sought-after coastal village location
- Offered with no onward chain for a straightforward purchase
- Beautifully presented throughout with a modern and well-maintained finish
- Spacious lounge with dual aspect windows and feature fireplace
- Well-fitted kitchen with ample storage and practical layout
- Bright garden/dining room with direct access to the rear garden
- Large wet room style bathroom with both bath and shower facilities
- Recently upgraded insulation throughout, improving comfort and efficiency
- Re-felted flat roof with 25 year guarantee from 2021 for added peace of mind

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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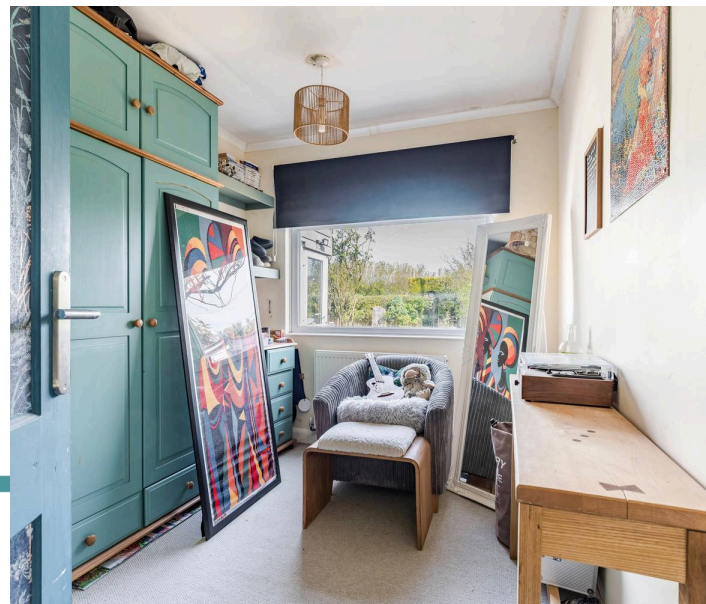
Location

Situated in the coastal village of Scratby, Tern Road enjoys a convenient setting close to both local amenities and the nearby coastline. The village offers a selection of everyday essentials including shops, cafés, and a primary school, while the sandy beach is within easy reach, providing access to coastal walks and open sea views.

The neighbouring areas of Hemsby and Caister-on-Sea expand the range of facilities with additional supermarkets, restaurants, and leisure options, while Great Yarmouth is a short drive away for a wider selection of retail, entertainment, and healthcare services. With straightforward road links along the coast and inland, this location offers a practical base with easy access to both seaside and town amenities.

Tern Road

Stepping inside, the entrance lobby provides a versatile space that can easily be used as a utility area or study, complete with built-in storage and plumbing for appliances. This leads through to the garden/dining room, a bright and welcoming space with views over the rear garden and direct access outside, making it ideal for both everyday dining and entertaining.



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The kitchen is well fitted with a range of wall and base units, offering ample storage and worktop space, along with integrated appliances and a practical layout that connects easily to the main living areas. The lounge is particularly spacious, benefitting from dual aspect windows that allow natural light to flow through the room, along with a feature fireplace that creates a comfortable focal point.

The property offers flexible bedroom accommodation, with two well-proportioned bedrooms alongside a third room that can be used as a bedroom, study, or additional reception space depending on requirements. These are served by a generously sized wet room style bathroom, fitted with both a bath and shower, along with modern fixtures and fittings.

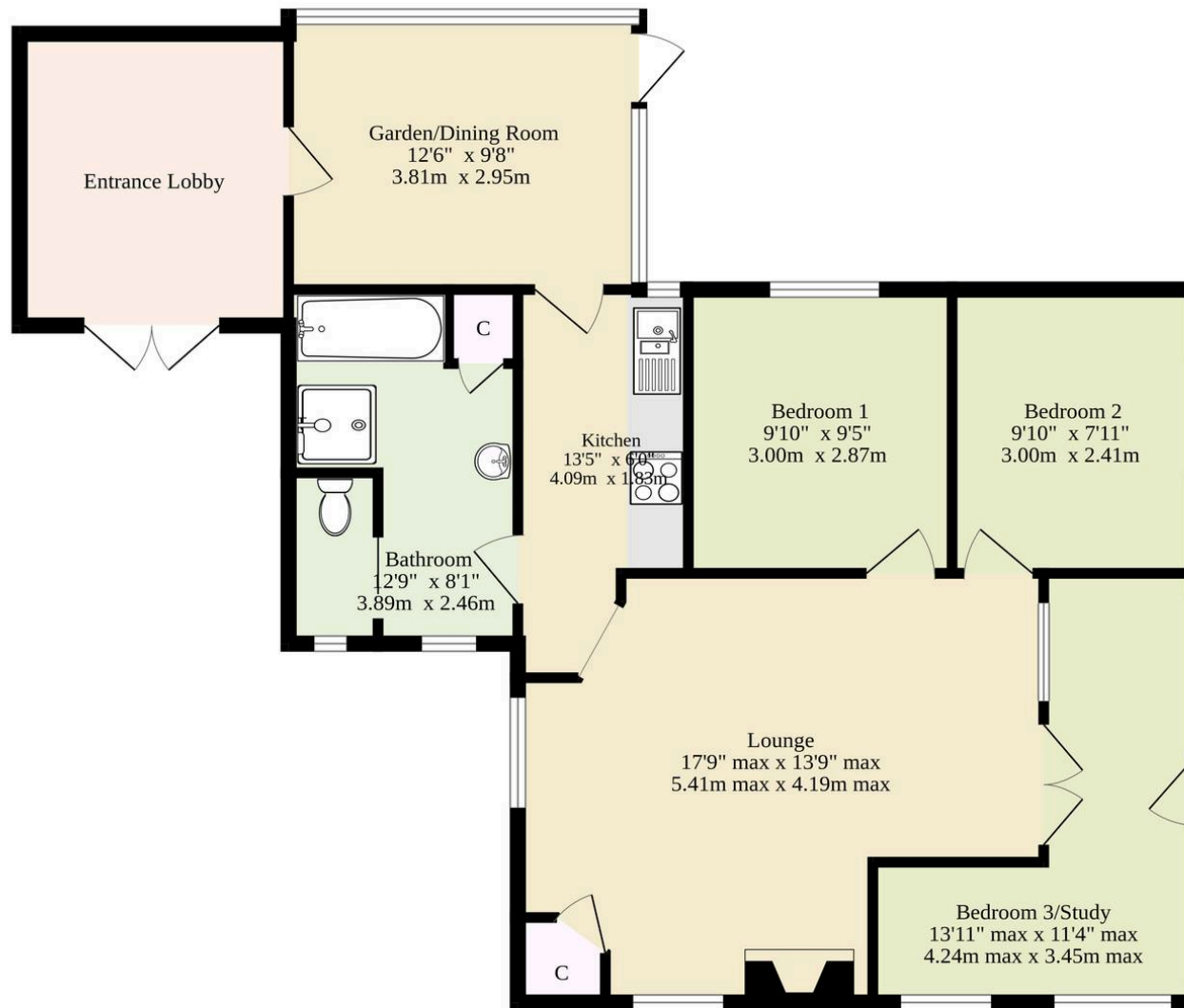
Externally, the property continues to impress. To the front, a landscaped garden and shingled driveway provide ample off road parking. The rear garden has been thoughtfully arranged into separate areas, including a lawned section, a low maintenance shingled entertaining space with patio, and a more private enclosed area bordered by mature trees and shrubs. A timber shed and covered seating area further enhance the outdoor space, making it ideal for relaxing or hosting.

Agents Notes

This property is of **non-standard construction**. Freehold, connected to mains water, electricity and drainage.



Ground Floor
961 sq.ft. (89.3 sq.m.) approx.



TOTAL FLOOR AREA : 961 sq.ft. (89.3 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*.



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Senior Property Consultant



Meet *Dan*
Branch Partner



Meet *Lauren*
Property Consultant

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