



Sweeping Willows The Esplanade, Scratby

Great Yarmouth



Minors & Brady

Sweeping Willows The Esplanade

Scratby, Great Yarmouth

Life by the coast feels wonderfully effortless here, with wide sea views greeting you from the moment you arrive and generous indoor and outdoor spaces designed to be enjoyed in every season. This distinctive detached bungalow brings together a bright front sun room, spacious living and dining areas, an impressive indoor swimming pool complex with changing facilities, and a choice of conservatory and garden rooms that flow naturally into the surrounding gardens. Three comfortable bedrooms, a well-appointed kitchen/breakfast room and two bath/shower rooms provide practical everyday living, while secure gated parking, a double garage, established gardens, a summerhouse and a comprehensive heating and pool system add to the home's appeal. With fixtures and fittings in place throughout, this is a rare coastal property offering space, privacy and a lifestyle centred around the sea.

Agents Notes

Freehold

Connected to mains water, electricity and drainage.

Oil central heating system.

Air source heat pump.

8 solar panels that are owned outright by the current owners.

DISCLAIMER: 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

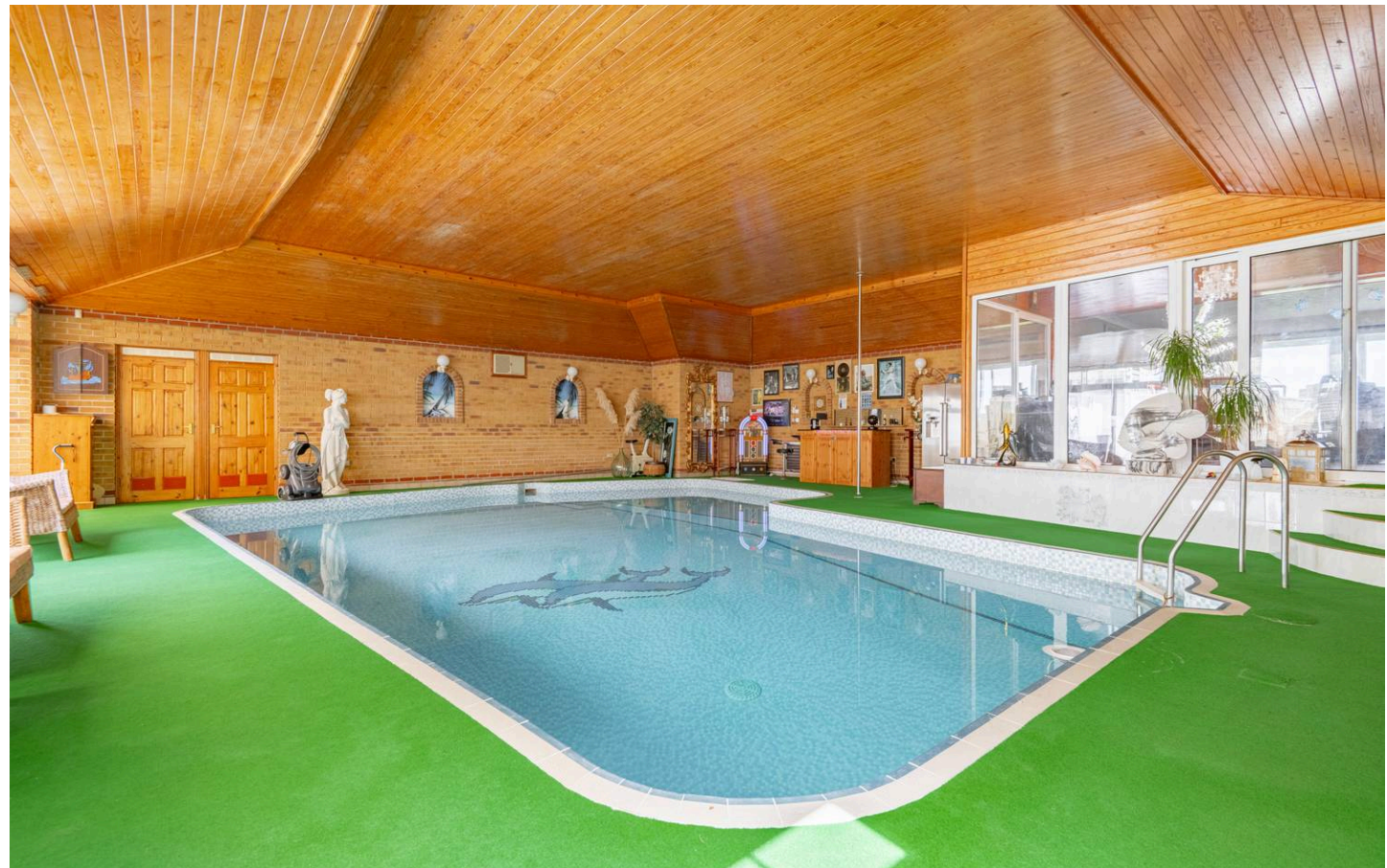


M&B

Sweeping Willows The Esplanade

Scratby, Great Yarmouth

- Detached bungalow in a prominent seafront position in the village of Scratby
- A highly individual coastal home on a substantial plot with viewing recommended
- Large indoor swimming pool complex with changing room and shower facilities
- Bright front sun room and spacious living and dining areas
- Multiple conservatory and garden rooms offering flexible additional living space
- Three generous bedrooms supported by a bathroom and separate shower room
- Well appointed kitchen and breakfast room with integrated appliances
- Secure gated access from California Avenue with generous parking and double garage
- Established front and rear gardens with summerhouse, vegetable plot and nature pond
- Oil central heating, UPVC double glazed windows and solar assisted pool heating



M&B

Sweeping Willows The Esplanade

Scratby, Great Yarmouth

Scratby

The Esplanade sits in one of Scratby's most coastal positions, with properties here set just moments from the clifftops and the long stretch of sandy beach below. It's a residential part of the village where sea views, open skies and the sound of the coast shape day-to-day life. Scratby offers practical amenities including local shops, cafés and takeaways, with Caister-on-Sea and Hemsby close by for wider services and everyday needs. The nearest major supermarkets are Tesco Superstore and Lidl in Caister, both within a short drive.

Families typically look toward Ormesby Village Infant and Junior Schools, Hemsby Primary School, and Caister Academy for older students. Transport links are straightforward for a coastal village, with regular bus routes running toward Hemsby, Caister, and Great Yarmouth, and road connections making local travel simple. The lifestyle here leans toward relaxed coastal living, with the beach close enough to enjoy whenever you want.



M&B

Sweeping Willows The Esplanade

Scratby, Great Yarmouth

Occupying a commanding seafront position, this distinctive detached bungalow presents an exceptional opportunity to acquire a home with uninterrupted sea views, a generous plot and an impressive indoor swimming pool complex. Approached from both The Esplanade and California Avenue, the property offers privacy, secure parking and a layout designed for relaxed coastal living.

A bright sun room sits at the front of the home, fitted with tiled flooring, double-glazed doors, vertical blinds and a boarded ceiling. This room enjoys uninterrupted views across the coastline and provides a welcoming introduction to the property.

The main living and dining room form a substantial space, featuring an attractive tiled fireplace with hardwood mantel and an LPG coal-effect fire. The dining area enjoys views into the pool complex through glazed doors, while the living area benefits from sea views.

The indoor swimming pool complex is a rare feature, offering a solar-assisted heated pool, pine-clad semi-vaulted ceiling, wall lighting and direct access to a changing room and shower room. The changing room includes a WC, and the shower room is fitted with tiled walls, extractor fan and electric shower.



M&B

Sweeping Willows The Esplanade

Scratby, Great Yarmouth

Beyond the pool are two further reception spaces: a large conservatory with French doors to the garden and fitted blinds, an additional conservatory has UPVC panels and a polycarbonate roof. All fixed pool equipment, heating systems and built-in fittings are included.

A utility/boot room at the rear provides a sheltered entrance from California Avenue, leading into the reception hall. The hall includes an airing cupboard housing the hot water cylinder and solar controls, a cloaks cupboard with meter and fuse box, and loft access.

The kitchen/breakfast room is fitted with medium-oak fronted cabinetry, matching wall units with under-unit lighting, integrated fridge and freezer, a one-and-a-half bowl sink with mixer tap and water softener, tiled splashbacks, tiled flooring and a recess for a Rangemaster-style LPG cooker with double extractor hood. A picture window frames distant sea views.

The family bathroom features a slipper-style bath with shower mixer, WC and a wash basin, with tiled walls. A separate shower room offers a double-width tiled shower enclosure with power shower, pedestal basin and WC, accommodating all residents in the household.



M&B

Sweeping Willows The Esplanade

Scratby, Great Yarmouth

There are three well-proportioned bedrooms. Bedroom one enjoys views over the rear garden and an internal window to the pool complex. Bedroom two overlooks the rear garden, while bedroom three is currently arranged as a dressing room with a view into the dining area and pool.

The property sits on a substantial plot with established gardens to the front and rear. The front garden features lawns, mature planting, shrub borders and a large nature pond with pump and fountain, all enjoying wide sea views. To the rear, electronically operated wooden gates with video entry open to a generous parking area, floodlighting and a brick-built double garage with electric door, power, lighting and a personal door.

The south-facing rear garden offers excellent privacy, with lawns, mature borders, a summerhouse, a corner pagoda, a productive vegetable plot and fruit trees. A large paved terrace provides an ideal outdoor seating area.

The pump house contains the solar panel controls, swimming pool pump, oil-fired condensing boiler for heating and hot water, and an air-source heat pump supporting the pool system. There is also plumbing for a washing machine.

This highly individual coastal home offers generous accommodation, exceptional lifestyle features and outstanding sea views.



Ground Floor
 Approx. 371.9 sq. metres (4003.3 sq. feet)



Total area: approx. 371.9 sq. metres (4003.3 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.



Dreaming of this home? Let's make it a *reality*.



Meet *Sarah*
Senior Property Consultant



Meet *Dan*
Branch Partner



Meet *Lauren*
Property Consultant

Minors & Brady
Your home, our market

 caister@minorsandbrady.co.uk

 01493 806188

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

CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Advisor

Offering you quick and professional mortgage advice every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk