



17 Scratby Crescent, Scratby

Minors & Brady



17 Scratby Crescent

Scratby, Great Yarmouth

Coastal views, village charm and a home full of flexibility combine beautifully in this unique seaside bungalow. Enjoying an enviable position overlooking the village green towards the cliffs and sea beyond, this well-presented detached property offers a wonderful opportunity to embrace Norfolk coastal living. The accommodation includes two generous bedrooms, both with en-suite facilities, alongside a spacious living area with a wood-burning stove, a modern kitchen and a bright sun room. Outside, attractive gardens provide space to relax and entertain whilst making the most of the peaceful surroundings and coastal outlook. Whether as a permanent home, holiday retreat or investment opportunity, this is a property that offers both lifestyle appeal and a truly special setting.

- Detached bungalow enjoying coastal views towards the cliffs and sea
- Sought-after Scratby location moments from the beach and village green
- Two generous bedrooms, both benefiting from private en-suite facilities
- Spacious living accommodation centred around a feature wood-burning stove
- Modern fitted kitchen complemented by a practical separate utility room
- Flexible second reception room ideal for relaxing or entertaining guests
- Bright sun room overlooking the garden and outdoor living space
- Enclosed rear garden with lawn, patio and established planted borders
- Driveway parking and attractive front seating area with pleasant outlook
- Suitable as a home, holiday retreat or investment opportunity alike





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The Location

Little Scratby Crescent is located in the quiet coastal village of Scratby, part of the Norfolk coastline just north of Great Yarmouth. The crescent itself is a small residential street set close to the beach, making it ideal for residents who value coastal living without being in a busy tourist hub.

Everyday amenities are within easy reach. Local shops include a convenience store, a post office, and a small café along Beach Road, while a short drive brings you to larger supermarkets and high street shops in nearby Caister-on-Sea or Great Yarmouth. For schooling, families can access John Grant Primary School and Caister Academy, both within a few miles, with additional options in neighbouring villages like Ormesby St Margaret.

Transport links are practical for both locals and visitors. Regular local buses connect Scratby with Great Yarmouth, Hemsby, and surrounding villages, while road access via the A149 and A47 provides straightforward connections to Norwich and further afield. For rail travel, the closest station is in Great Yarmouth, giving access to regional and national services.

Nearby villages and towns such as Hemsby, California, and Ormesby St Margaret are all within easy reach, providing additional shops, pubs, and recreational facilities. Outdoor lifestyle opportunities are plentiful: the coast is minutes away for walks or water sports, and the Norfolk Broads are within easy driving distance for boating and nature trips.





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Positioned within the popular coastal village of Scratby, just moments from the seafront and enjoying views across the village green towards the cliffs and sea beyond, this detached bungalow presents a wonderful opportunity to embrace Norfolk coastal living. Beautifully presented throughout, the property offers a versatile layout equally suited to those seeking a permanent residence, holiday home or investment opportunity. Combining spacious accommodation with a sought-after location, it provides a lifestyle centred around fresh sea air, scenic walks and easy access to the coastline.

Stepping inside, the property immediately feels bright, welcoming and well maintained. At the heart of the home is a comfortable living room, enhanced by an attractive wood-burning stove that creates a cosy focal point during the cooler months. The space flows naturally into a second reception room, providing additional flexibility for entertaining, relaxing or simply enjoying the surrounding outlook. The layout has been thoughtfully arranged to maximise both comfort and practicality.

The kitchen is fitted with a range of storage units and integrated cooking appliances, offering a functional and attractive space for everyday use. Adjoining the kitchen, a generous utility room provides valuable additional storage, appliance space and practicality, helping to keep the main living areas clutter-free.



M&B



The accommodation comprises two well-proportioned bedrooms, each benefitting from its own private en-suite facility. The principal bedroom enjoys a spacious en-suite shower room and dressing area, whilst the second bedroom is served by an en-suite bathroom. This arrangement provides excellent privacy and convenience for guests, family members or visiting friends.

To the rear of the property, a bright sun room creates a wonderful spot to unwind while enjoying garden views throughout the seasons. Large windows and direct access to the outside space allow natural light to flood the room, strengthening the connection between the home and its outdoor surroundings.

Outside, the property continues to impress. The front garden provides an attractive seating area where the coastal outlook can be fully appreciated, while driveway parking adds convenience. To the rear, the enclosed garden enjoys a combination of lawn, patio and established planting, creating a pleasant environment for outdoor dining, gardening or simply relaxing in the fresh sea air.

Agent's Note

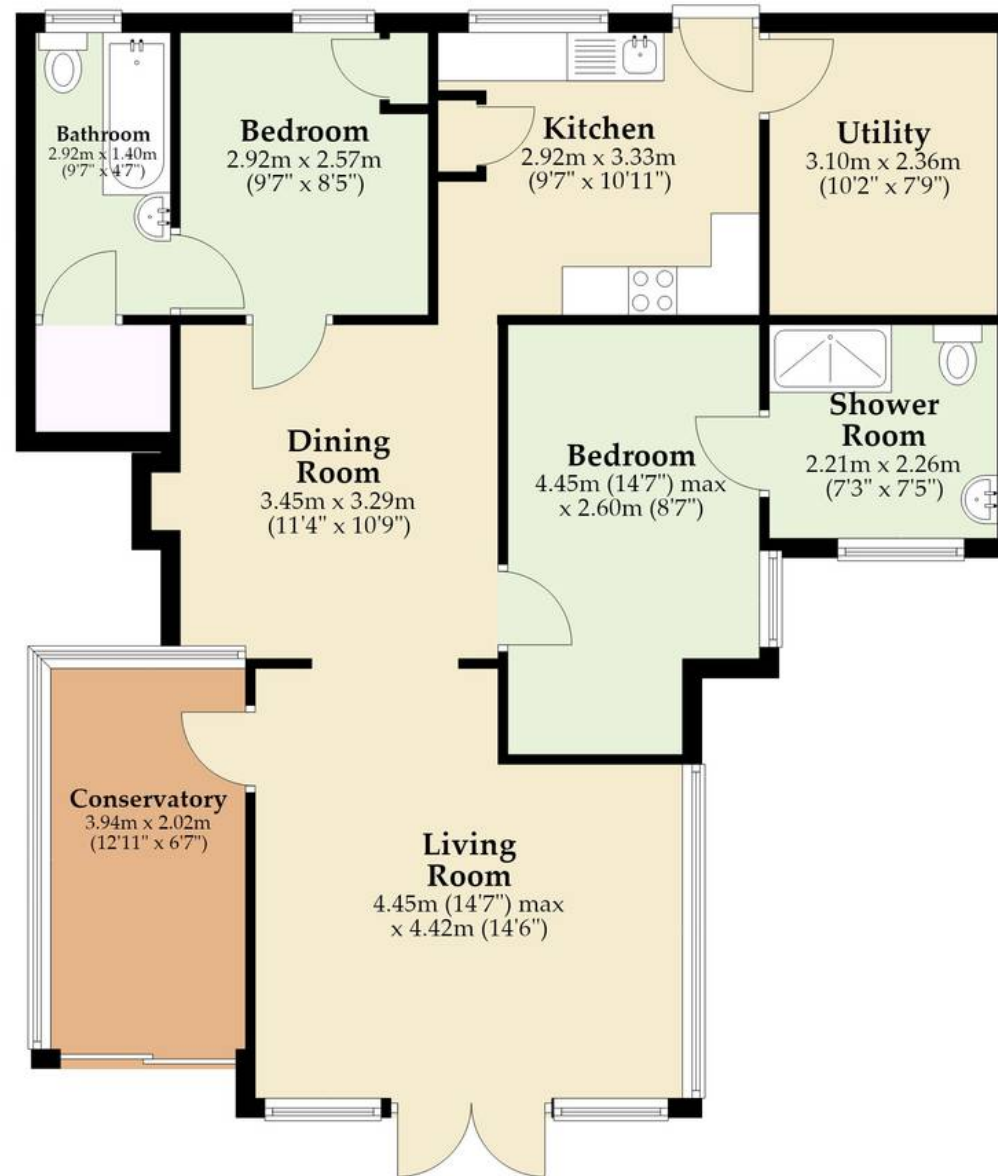
Please note the property is of non-standard construction and interested parties are advised to seek appropriate mortgage and insurance advice prior to making an offer. In addition, due to the property's coastal location, buyers should make their own enquiries regarding any environmental, coastal or erosion-related matters that may be relevant to their purchase.



M&B

Ground Floor

Approx. 86.5 sq. metres (931.5 sq. feet)



Total area: approx. 86.5 sq. metres (931.5 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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