



## 13 Heather Avenue, Scratby

£220,000 Freehold

This well-presented semi-detached bungalow offers an ideal living space for families and first-time buyers alike, nestled in a desirable cul-de-sac location. Boasting a convenient single-story layout, this property provides easy accessibility to all living areas, making it a practical and comfortable home.



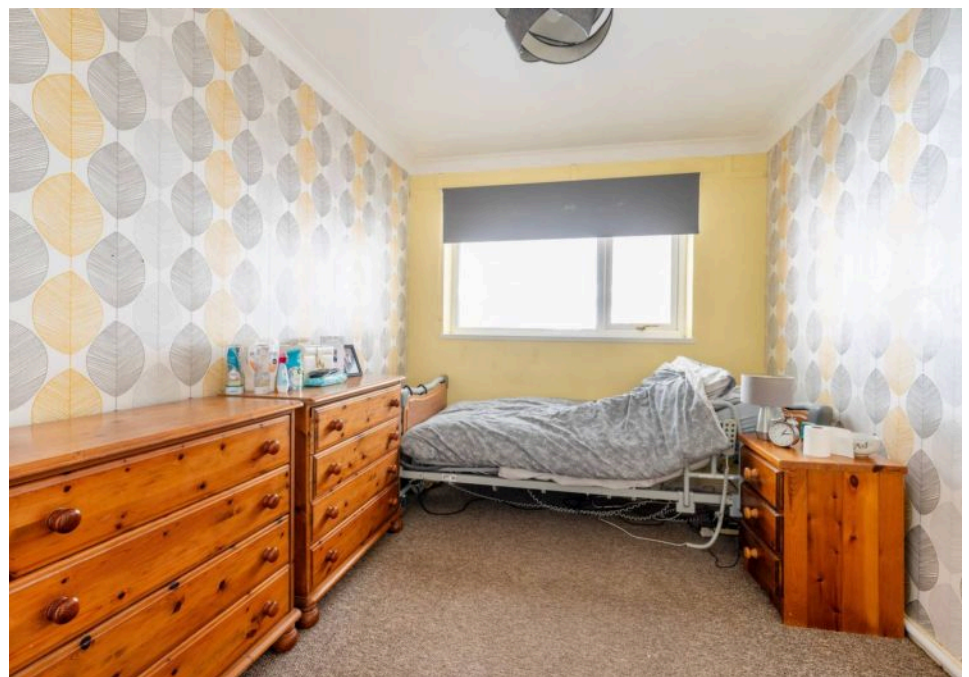
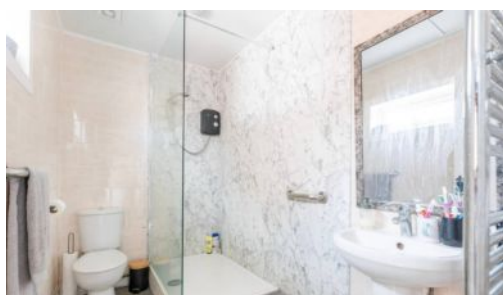
## Location

Nestled in the charming coastal village of Scratby, Heather Avenue enjoys a prime location just moments from Norfolk's stunning sandy beaches. This peaceful yet well-connected setting offers the perfect balance between seaside serenity and local convenience. Residents can take leisurely strolls along the scenic coastline, explore nearby nature trails, or unwind at the village's welcoming cafés and pubs. With easy access to Great Yarmouth and the Norfolk Broads, this location is ideal for those seeking a relaxed coastal lifestyle with excellent transport links and amenities close at hand. Whether you're looking for a permanent residence or a tranquil holiday retreat, this address offers a fantastic opportunity to embrace coastal living at its best.



## Heather Avenue

Seeking to accommodate multiple needs, the property begs the attention of those considering adjacent properties as numbers 11 and 13 Heather Avenue are available for purchase separately. Ideal for those desiring two properties in close proximity, the potential for combined living or investment possibilities beckon.





Upon arriving at the property, you are greeted by a long driveway that offers off-road parking for up to four vehicles, leading to a garage at the end. A small front garden enhances the charming exterior appeal of the bungalow.

Stepping inside, the hallway guides you to a modern shower room featuring a double walk-in shower, providing both functionality and style. The accommodation comprises three double bedrooms, with two bedrooms benefiting from bright front-facing windows that flood the rooms with natural light. The main bedroom includes a fitted wardrobe for added convenience. The versatility of the bedrooms allows for customisation to suit individual needs.

Further along the hallway, a well-equipped kitchen with contemporary finishes awaits, providing access to the spacious rear reception room. This inviting space is bathed in natural light thanks to multiple windows that offer garden views, creating a comfortable setting for relaxing and entertaining.

The property's south-facing rear garden is a tranquil space, meticulously maintained and designed for low maintenance, offering a peaceful outdoor escape. Additionally, a side door allows easy access to the garage from the garden, adding to the practicality of the space.

#### Agents Notes

We understand this property will be sold freehold, connected to mains water, electricity and drainage.

Council Tax band: B

Tenure: Freehold



Ground Floor  
847 sq.ft. (78.7 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 847 sq.ft. (78.7 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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