



**Beach Road**  
**Great Yarmouth, NR29 3PG**

Guide Price £340,000

**Gao**  
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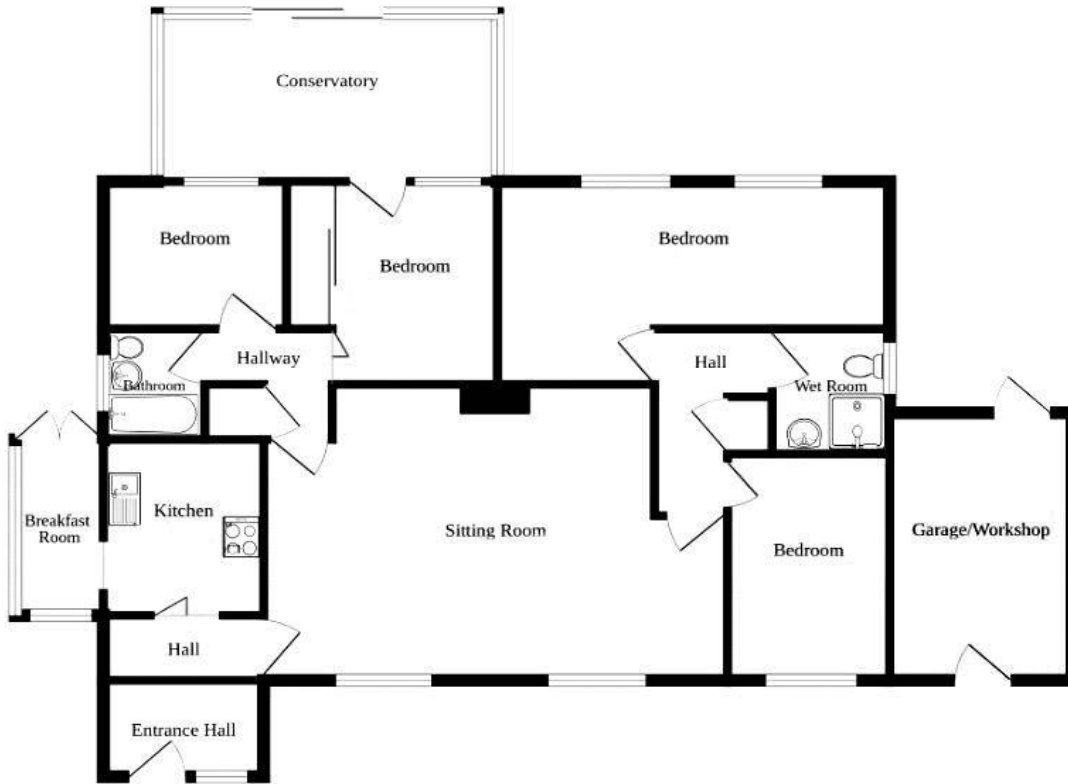
## MAIN FEATURES:

- Versatile Detached Bungalow
- Fitted Kitchen with Breakfast Area
- Good Size Lounge/Diner
- Four Double Bedrooms
- Family Bathroom/WC and Further Wet Room
- Well Maintained Rear Garden
- In & Out Driveway

Offering the perfect blend of space, comfort, and coastal living with this versatile detached bungalow on the sought-after Beach Road. Ideally positioned within walking distance of sandy beaches and scenic clifftop walks, this superb home offers an exceptional lifestyle opportunity in a friendly and well-connected Norfolk village. Inside, the property features a fitted kitchen with a generous breakfast area, ideal for relaxed family meals, and a good-size lounge/diner with feature fireplace providing a warm and welcoming space for entertaining. The layout includes four double bedrooms, offering flexibility for families, guests, or home working. A family bathroom/WC is complemented by a further wet room, adding valuable convenience. Outside, the well-maintained rear garden provides a peaceful retreat, perfect for outdoor dining or simply enjoying the sunshine. The frontage boasts an in-and-out driveway, ensuring effortless parking, along with a garage currently used as a workshop, ideal for hobbies or additional storage.

Scratby itself offers a relaxed seaside atmosphere, local shops, cafés, excellent transport links, and easy access to the Norfolk Broads. Whether you're seeking a family home, a coastal escape, or a versatile property with room to grow, this bungalow presents a rare and exciting opportunity.

## Ground Floor



This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		58 D
39-54	E	41 E	
21-38	F		
1-20	G		

Viewings: By appointment.

For further information contact us:

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We're Open:

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