



ADDRESS
11 California Avenue
Scratby
Norfolk
NR29 3PE
TENURE
Freehold

L LARKES

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**'SLIDING GLASS WALLS
CREATING A SYMBIOTIC
RELATIONSHIP BETWEEN
INSIDE AND OUTSIDE
AND INVITING IN AN
EXCEPTIONAL QUALITY OF
NATURAL LIGHT'**



**FIND
YOUR
NEST**

‘THIS SINGLE STOREY HOUSE BUILT AROUND 1945 IN THE POST WAR HOUSING RUSH, HAS RECENTLY BEEN THE SUBJECT OF A COMPREHENSIVE RENOVATION. A HARMONIOUS FLOW OF OPEN-PLAN LIVING SPACE SPANS ALMOST 1,450 SQ FT ACROSS THE SINGLE STOREY MAIN RESIDENCE AND ANNEX’

Sliding glass walls creating a symbiotic relationship between inside and outside and inviting in an exceptional quality of natural light. The area is renowned for its beautiful beaches and open countryside.

Externally, the house presents a modest façade of brick and coloured render, set behind a crushed granite driveway with raised planters and slatted fencing. Entry is via a generous entrance hall, where there is also a cloak cupboard and a large storage cupboard.

The primary living spaces are arranged in a predominantly open-plan layout at the western end of the house, where full-height sliding walls are perfectly orientated to frame views of the garden and invite an exceptional quality of natural light to flood in whilst a log burner living

room and is a natural focal point for the space. A modern kitchen spans the length of one wall, while a large peninsula has been positioned centrally to delineate the space creating natural lounging and cooking areas. Featuring white Corian worktops, the kitchen also has an integrated sink, induction hob and extraction fan, with all requisite appliances neatly hidden within the cabinetry. The kitchen leads seamlessly through to a combined laundry and utility room with a shower room positioned adjacently.

The plan extends off the entrance hall to a sitting room and the sleeping quarters. Decorated in soft, warm tones to create a calm aesthetic the two bedrooms are generously sized with excellent provision of in-built cabinetry. The family bathroom is located off an inner hall and is illuminated by sun tubes over the bath.





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Further bedroom space is found in the detached annex which features bi-folding doors opening to a large ensuite bedroom, with sun deck.

Outside the house opens up to a private garden at the rear, which has been paved and lined with mature plants and climbing shrubs, creating evergreen views from the house. The current owners have set up an outdoor dining area opposite the indoor dining area, establishing a wonderful extension of the internal space.

Tenure: Freehold
Heating: Underfloor Heating
Council Tax: Band A (£1,282)

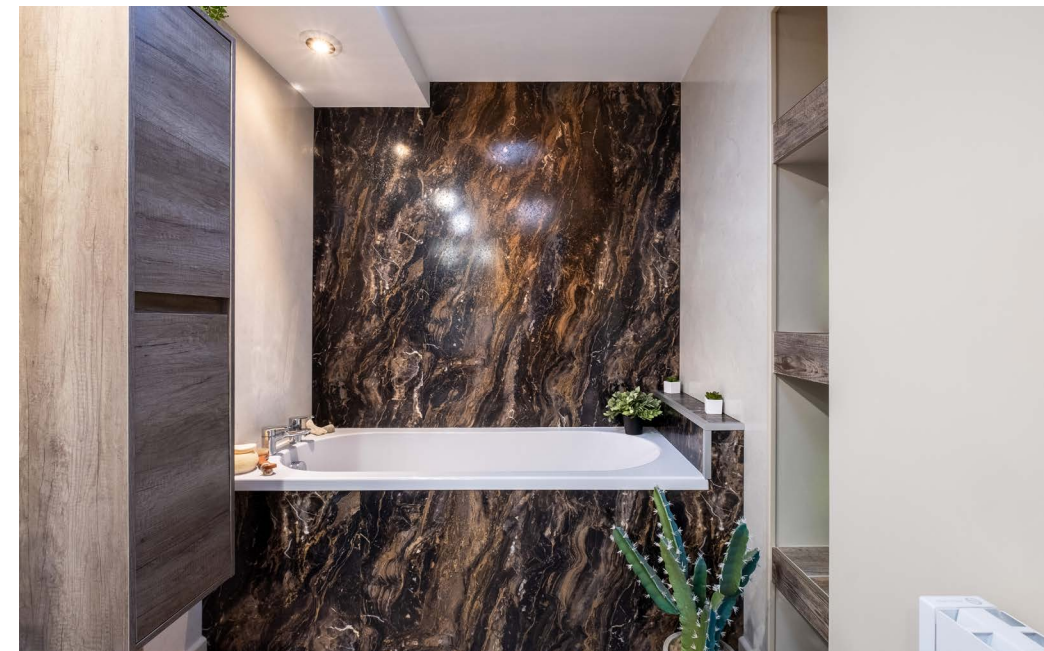
Perched on the edge of Scrabby, the house has access to excellent walking routes. Areas of adjacent dunes and sandy beach are a national nature reserve and is part of the Norfolk Coast Area of Outstanding Natural Beauty.

The village has a wonderful pub, the California Tavern which is well regarded for its live music and Sunday roast, a fish and chip shop, as well as Moments restaurant which serves great food. The closest major town is Great Yarmouth, this historic seaside resort is known for its golden mile, fish and chips, twin piers, and its charming seaside attractions.

The Norfolk coast is renowned as one of the most beautiful areas of the UK with incredible beaches, protected marshland, and the Broads, a sprawling national park known for its waterways, exotic wildlife & picturesque landscape.

Please note that all areas, measurements, and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.

Larkes have not tested any services, appliances or specific fittings - prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.



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**‘DECORATED IN SOFT, WARM
TONES TO CREATE A CALM
AESTHETIC’**

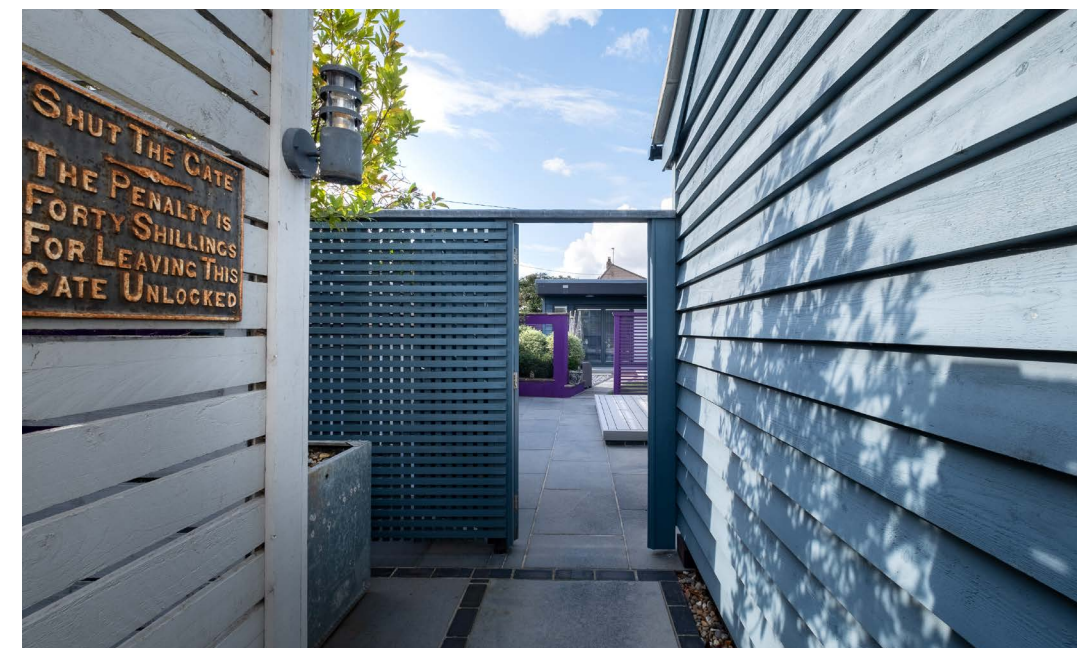


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**‘AN OUTDOOR DINING AREA
OPPOSITE THE INDOOR DINING
AREA, ESTABLISHING A WONDERFUL
EXTENSION OF THE INTERNAL
SPACE.’**



**FIND
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CALIFORNIA AVENUE SCRATBY

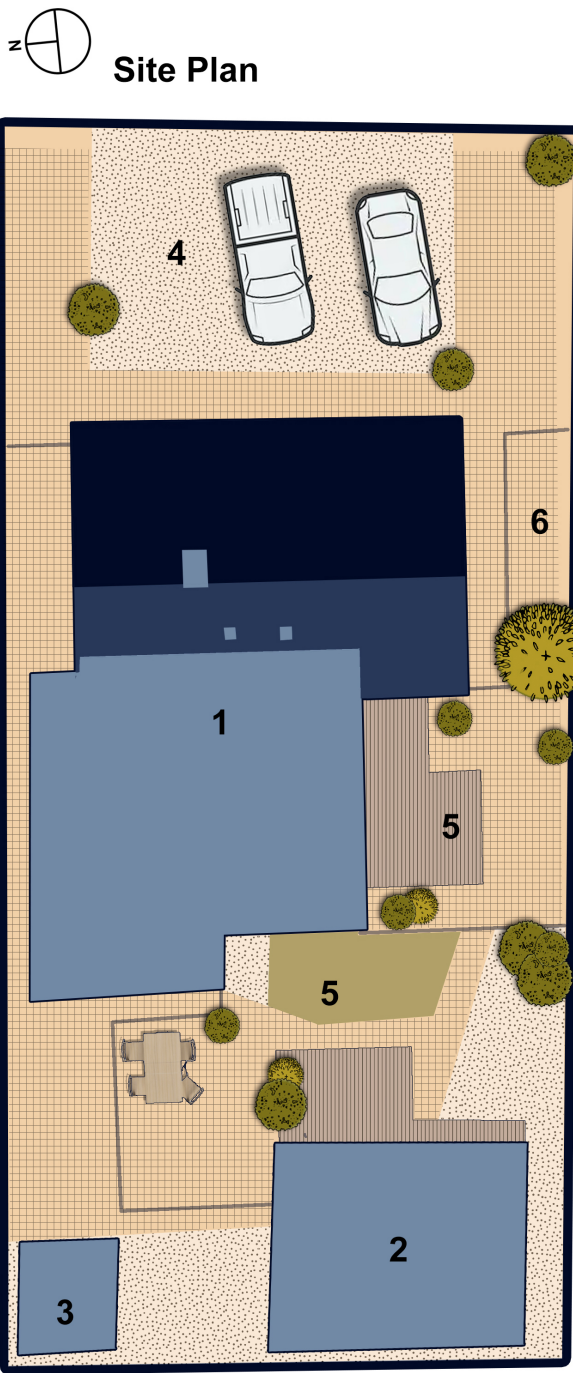
APPROXIMATE FLOOR AREA
= 133.4 sq m / 1,436 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale

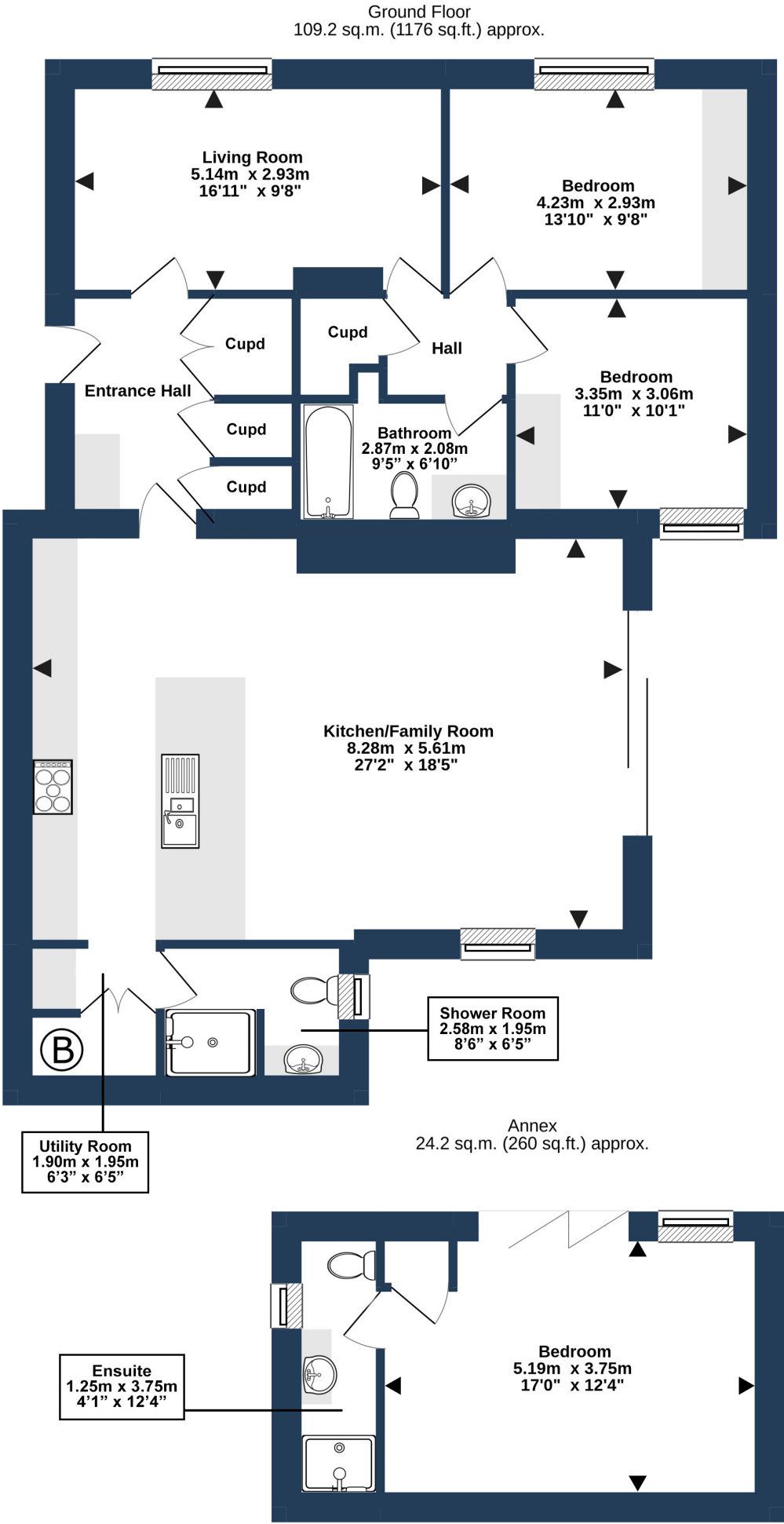
VIEWING ARRANGEMENTS
Telephone: 01493 330299
Email: sales@larkes.co.uk

COUNCIL TAX - Band A (£1,282)

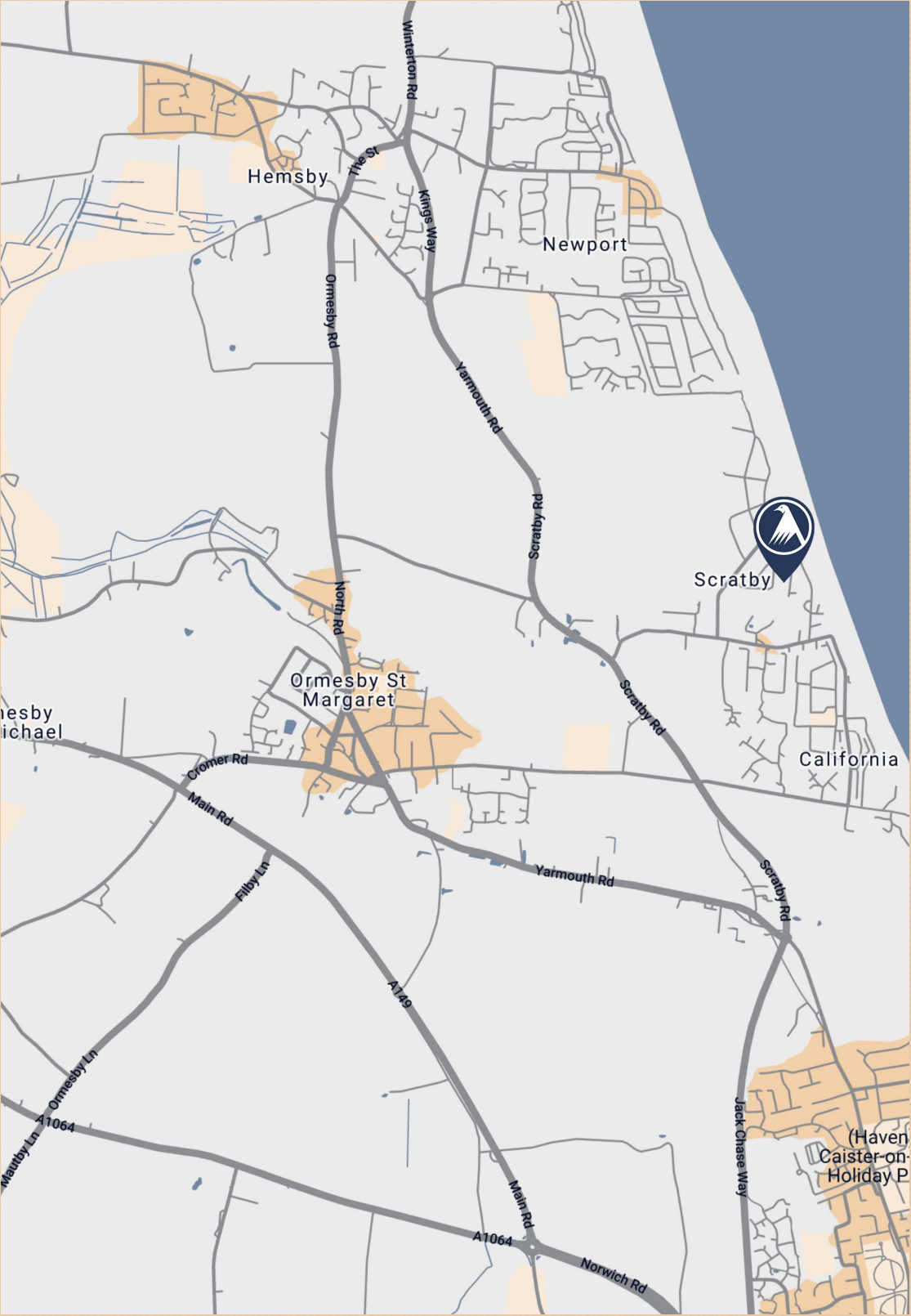
ENERGY RATING - D 64



- 1. Residence
- 2. Annex
- 3. Workshop/Store
- 4. Driveway
- 5. Gardens & Sun Deck
- 6. Bin/Bike Store



Ref: **7198**



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