

**Aldreds**  
Estate Agents



60 North Road

Ormesby, Great Yarmouth, NR29 3LE

£525,000



## 60 North Road

Aldreds are pleased to offer this rare opportunity to acquire this individually designed detached residence, in a sought after, quiet non estate location with a generous plot backing on to farmland. The property has been under the same ownership for many years and has been well maintained and provides a superb flexible living space. A spacious reception hall leads to a large main living room, separate dining room, conservatory, cloakroom, kitchen/breakfast room and utility room on the ground floor. A galleried landing serves a master bedroom with built in furniture and an en-suite shower room, three further large double bedrooms and a family bathroom. Outside the gardens have been landscaped to provide a fantastic outside space to compliment the main property which also offers a sweeping driveway and integral double size garage. The property also benefits from double glazed windows, oil central heating and is offered chain free.

### Reception Hall 15'4" x 8'9" (4.68 x 2.67)

A superb light and airy entrance in to the property with stairs to first floor with open under stairs recess, radiator, frosted double glazed entrance door with matching side screen, built in cloaks storage cupboard, doors leading off to:

### Lounge 24'4" x 13'8" (7.44 x 4.17)

A lovely living room with a double aspect with double glazed window to front and sliding double glazed patio doors to the rear, stone feature fireplace with open fire recess, mantle and hearth with electric fire, tv point, two radiators, patio doors to:

### Conservatory 11'1" x 8'0" (3.40 x 2.45)

Double glazed construction with fitted blinds and double glazed French doors to rear with poly carbonate roof over, lighting.

### Cloakroom

Vanity unit storage with inset wash basin and adjacent low level wc with concealed cistern, radiator, frosted double glazed window to rear aspect, built in airing cupboard housing the hot water cylinder.

### Dining Room 12'4" x 10'9" (3.77 x 3.30)

Double glazed window to front aspect with fitted blinds, radiator.

### Kitchen/Breakfast Room 12'1" x 10'10" (3.69 x 3.31)

Extensively fitted with cream wall and matching base units with granite work tops over, single drainer stainless steel one and a half bowl sink with mixer taps, four ring ceramic hob with incorporated extractor hood over, built in double oven, space and plumbing for a dishwasher, tile effect vinyl flooring, breakfast bar seating area, serving hatch to dining room, part tiled walls, radiator, double glazed window to rear aspect, door to:

### Utility Room 8'8" x 5'10" (2.66 x 1.79)

Single drainer stainless steel sink unit, fitted work surface with space and plumbing below for a washing machine and tumble dryer, double glazed window to rear aspect, tile effect vinyl flooring, part tiled walls, personal door in to the garage, part double glazed door to rear.

### First Floor Galleried Landing

Access to the loft space, radiator, double glazed window to front aspect, doors leading off to:

### Bedroom 1 14'0" x 13'4" (4.27 x 4.08)

Including fitted bedroom furniture with wardrobes, drawers and dressing table, double glazed window to rear aspect, radiator, door to:

### En-Suite Shower Room 8'9" x 6'5" (2.67 x 1.98)

Tiled shower cubicle with mains fed shower fitting, low level wc with concealed cistern, vanity unit with inset wash basin, part tiled walls, radiator, frosted double glazed window to rear aspect.





#### Bedroom 2

19'5" x 11'1" (5.94 x 3.39)

Double glazed window to front aspect, radiator.

#### Bedroom 3

13'9" x 10'8" (4.20 x 3.27 )

Including fitted wardrobe, double glazed window to front aspect, radiator.

#### Bedroom 4

11'1" x 10'2" (3.40 x 3.12)

Double glazed window to rear aspect, radiator.

#### Family Bathroom

8'9" x 7'9" (2.67 x 2.38)

Avocado suite comprising panel bath with tiled wall surround, pedestal wash basin, low level wc, radiator, frosted double glazed window to rear aspect.

#### Outside

To the front of the property a sweeping driveway leads in to the front garden providing ample parking and access to the integral double size garage 5.63m x 4.87m with electric roller door, power and lighting, door in to the utility. The front garden is very well screened and private with a lawn surrounded by borders offering a variety of texture and colour. A side access leads in to the rear of the property where the oil storage tank and external oil boiler can be found. The rear garden has also been carefully planned and landscaped with a large sun terrace with steps leading to the main garden with a sweeping lawn flanked by well stocked borders, trees and hedging. The rear garden backs on to farmland therefore is very private and a suntrap and fully compliments this lovely family home.

#### Tenure

Freehold

#### Services

Mains water, electric and drainage.

#### Council Tax

Great Yarmouth Borough Council - Band 'E'

#### Location

Ormesby St Margaret and the adjoining Ormesby St Michael are Broadland villages approximately 5 miles from Great Yarmouth \* There is a Post Office \* Community Centre \* First and Middle schools \* A school bus service takes older children to the High schools at Martham \* Eastern Counties bus service operates to the City of Norwich.

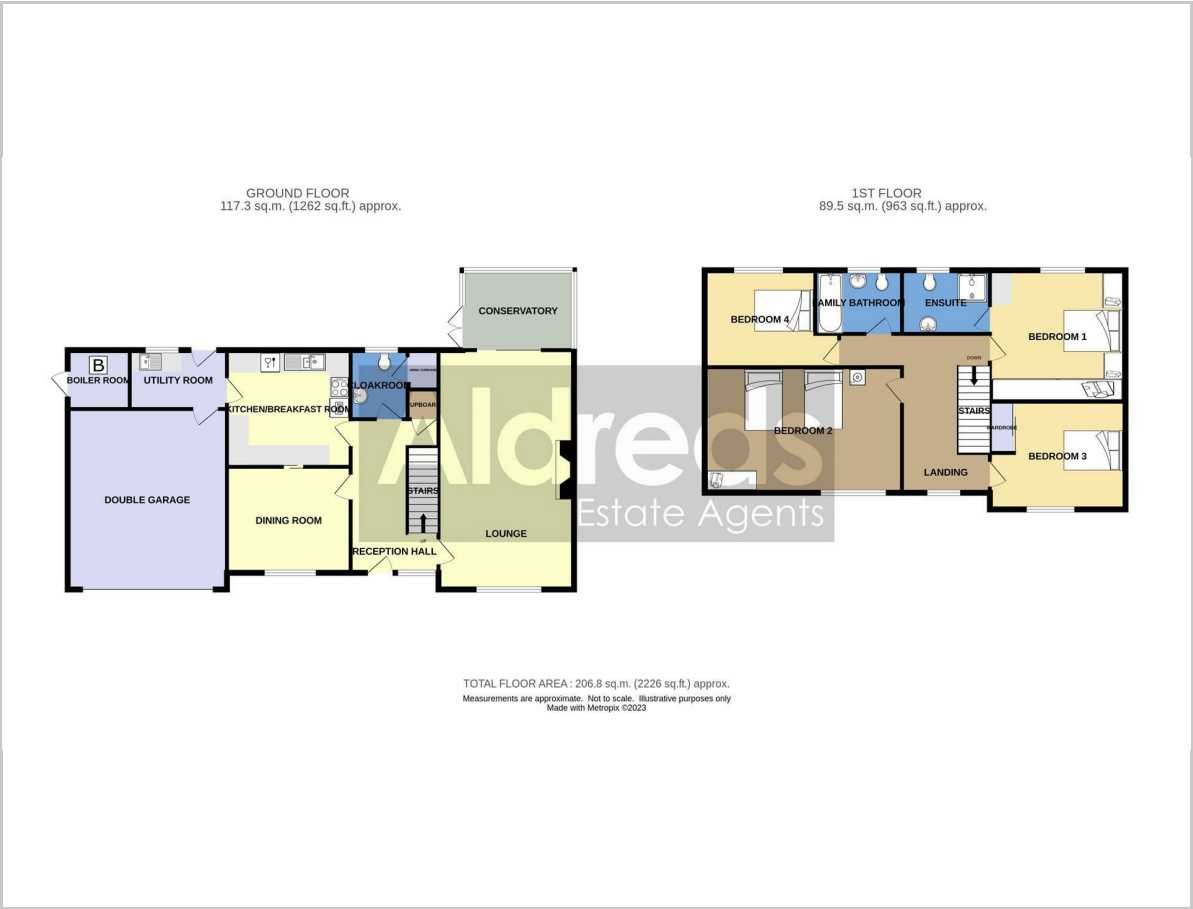
#### Directions

From the Yarmouth office head north along A149 Caister Road, continue past the Yarmouth Stadium, at the roundabout turn left onto the Caister Bypass, at the next roundabout turn left into Norwich Road, at the next roundabout turn right onto the A149 Cromer Road, continue for approximately one and a half miles, turn right and follow the sign into Ormesby St Margaret, at the village pharmacy turn left into West Road and continue along and on in to North Road. The property can be found towards the far end of North Road on the right hand side.

Ref: Y11816/07/23/CF



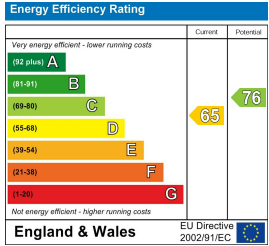
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

**Disclaimer**  
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are traveling some distance please check with Aldreds on the issue of availability prior to traveling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 372141. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.