

**Aldreds**  
Estate Agents



19 Decoy Road

Ormesby, Great Yarmouth, NR29 3LG

£210,000





## 19 Decoy Road

Aldreds are pleased to offer this spacious, mature semi detached house in a non estate location on the outskirts of this well serviced Broadland village. The property would benefit from some further cosmetic re-furbishment and offers a flexible living space comprising of an entrance hall serving the lounge, dining room, kitchen rear lobby and ground floor shower room. On the first floor there are three good sized bedrooms and a family bathroom. Outside a driveway provides parking and access to the adjacent garage with connecting workshops There are also generous established front and rear gardens. The property also benefits from double glazed windows and is offered chain free.

### Entrance Hall

Part double glazed pvc entrance door, double glazed window to side aspect, stairs to first floor, door to:

### Lounge

12'5" x 11'3" (3.80 x 3.45)

Including the revealed brickwork chimney breast, plus double glazed bay window to front aspect, open access to:

### Dining Room

12'5" x 11'4" (3.80 x 3.47)

Including the chimney breast plus built in storage cupboard, electric radiator, double doors to:

### Kitchen

12'9" x 10'3" maximum (3.9 x 3.13 maximum)

Fitted base kitchen units with work surface over, single drainer stainless steel sink unit, built in double oven, four ring ceramic hob and extractor hood, double glazed window to rear aspect, door to:

### Rear Lobby/Utility

9'8" x 6'0" (2.95 x 1.83)

Part double glazed pvc doors to side and rear, internal door in to garage and doors off to:

### Cloakroom

Low level wc.

### Shower Room

Shower cubicle with electric shower fitting, low level wc, pedestal wash basin, timber panelled walls and ceiling, electric heater, electric towel rail, extractor fan.

### First Floor Landing

Doors leading off to:

### Bedroom 1

11'6" x 10'7" (3.51 x 3.24)

Including the chimney breast, electric panel heater, double glazed window to front aspect.







### Bedroom 2

11'4" x 10'8" (3.47 x 3.27)

Including the chimney breast and adjacent wardrobe cupboard, double glazed window to rear aspect.

### Bedroom 3

8'3" x 8'1" (2.53 x 2.47)

Double glazed window to front aspect, electric heater.

### Family Bathroom

Panelled bath, vanity unit with inset wash basin, low level wc, panelled walls, two frosted double glazed windows to rear aspect, access to the loft space.

### Outside

To the front of the property is a lawned garden with established side borders. A driveway adjacent to the house provides off street parking and access to the garage which in turn leads in to a workshops and an office (could be incorporated in to one large space). At the rear of the property is a large established garden.

### Tenure

Freehold

### Services

Mains water, electric and drainage

### Council Tax

Great Yarmouth Borough Council - Band 'C'

### 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. Take the third turning on the right in to Decoy Road where the property can be found on the right hand side.

Ref: Y11955/01/24/CF



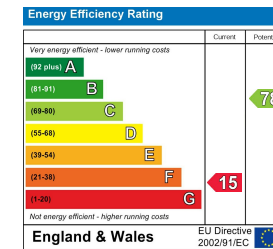
## Floor Plan



## 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

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