

**Aldreds**  
Estate Agents



77 Yarmouth Road, Ormesby, Great Yarmouth, NR29 3QF

£495,000



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£495,000

# 77 Yarmouth Road

Ormesby, Great Yarmouth, NR29 3QF

- Individual Detached Residence
- 4/5 Bedrooms
- Master Bedroom With En-Suite & Balconied Conservatory
- Superb Non Estate Location
- Double Glazed Windows & Oil Central Heating
- Large Established Plot
- Spacious Lounge & Kitchen/Dining Room
- Double Garage
- Ideal For A Growing Family Or Retirement Home
- Viewing Recommended

Aldreds are pleased to offer this substantial, extended detached residence in a sought after non estate location on a generous plot. The property offers a very flexible living space that would suit both a growing family and for retirement purposes with accommodation comprising of a spacious reception hall, lounge with wood burner, kitchen/dining room with built in appliances, sitting room/bedroom 5, utility room and cloakroom. On the first floor there is a master bedroom suite with en-suite shower room and balconied conservatory from the bedroom overlooking the rear garden, bedroom two with an interconnecting bedroom or snug making it an ideal room for a teenager. There is also a further bedroom and family bathroom. Outside there is a large driveway for car parking leading to the attached double garage and a very private established large garden to the rear. The property also benefits from double glazed windows and oil central heating. An early viewing is recommended to appreciate the size and flexibility that this house offers.



## Reception Hall

Part double glazed composite entrance door with double glazed side screen, two radiators, staircase to first floor with under stairs cupboard, doors leading off to:

## Lounge 20'6" x 13'8" (6.26 x 4.19)

Wood burner, double aspect double glazed windows to rear and side aspects, two radiators, wall mount tv point, double doors to:

## Kitchen/Dining Room 30'10" x 8'9" (9.40 x 2.67)

Kitchen area fitted with medium oak wall and matching base units with granite effect work tops over, built in electric oven, convection microwave, four ring ceramic hob and extractor hood over, integrated fridge, one and a half bowl single drainer sin unit, part tiled walls, tiled flooring, radiator, double glazed window to front aspect, part double glazed side entrance door and double glazed French doors to rear garden.







### Sitting Room/Bedroom 5 16'11" x 11'2" (5.16 x 3.42)

Double aspect room with double glazed cantilevered bay window to front aspect and double glazed patio doors to side, wall mount tv point, wall lights, radiator. This room could easily be used as a further bedroom with the possibility of converting the adjacent utility room in to an en-suite by opening up the corner of the room.

### Cloakroom

White suite comprising low level wc, double width vanity unit with inset wash basin, chrome towel rail/radiator, tiled flooring, part tiled walls, frosted double glazed window to side aspect, door to:

### Utility Room 7'5" x 6'4" (2.28 x 1.95)

Fitted work surface with space and plumbing for a washing machine and tumble dryer, part panelled walls, tiled flooring, radiator, frosted double glazed window to side aspect.

### First Floor Landing

Built in airing cupboard with hot water tank, drop down ladder to insulated and boarded loft space, frosted double glazed window to side aspect, doors leading off to:





### Bedroom 1 15'8" x 13'10" maximum (4.80 x 4.22 maximum)

Wall mount tv point, radiator, window and double glazed French doors in to:

### Balconied Conservatory 23'10" x 6'3" (7.27 x 1.91)

A superb room providing a relaxing space overlooking the rear garden with double glazed windows and polycarbonate roof over, radiator.

### En-Suite Shower Room 6'11" x 5'3" (2.11 x 1.62)

Tiled shower cubicle with electric shower fitting, low level wc, vanity unit with inset wash basin, chrome towel rail/radiator, extractor fan.

### Bedroom 2 10'9" x 8'9" (3.30 x 2.68)

Double glazed window to front aspect, radiator, wall mount tv point.

### Bedroom 4/Snug 11'3" x 10'10" maximum (3.45 x 3.31 maximum)

Versatile room which could be used as a bedroom or snug due to interconnecting with bedroom 3, fitted wardrobes, radiator, double glazed window to front aspect, door to:

### Bedroom 3 17'4" x 9'0" (5.30 x 2.76)

Including fitted bedroom furniture, double aspect double glazed windows to front and rear, radiator, tv point.

### Family Bathroom

Corner panelled bath with Antique style shower mixer attachment, low level wc, bidet, double width vanity unit with two wash basins, tiled walls, extractor fan, radiator, frosted double glazed window to front aspect, mirrored wall.

### Outside

The property sits centrally in a large established plot with a lawned front garden, side borders and conifer screening. The long driveway provides ample parking and access to the integral double garage 5.71m x 5.40m with twin up and over doors, power and lighting, boiler cupboard housing the oil boiler. A gated side access leads in to the rear garden which has been landscaped and laid out to enjoy all day long sunshine with various patio areas, formal lawned garden, ornamental pond with Pergola, useful storage sheds. The rear garden is totally private and well screened on all boundaries.

### Tenure

Freehold

### Services

Mains water, electric and drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'E'

### Location

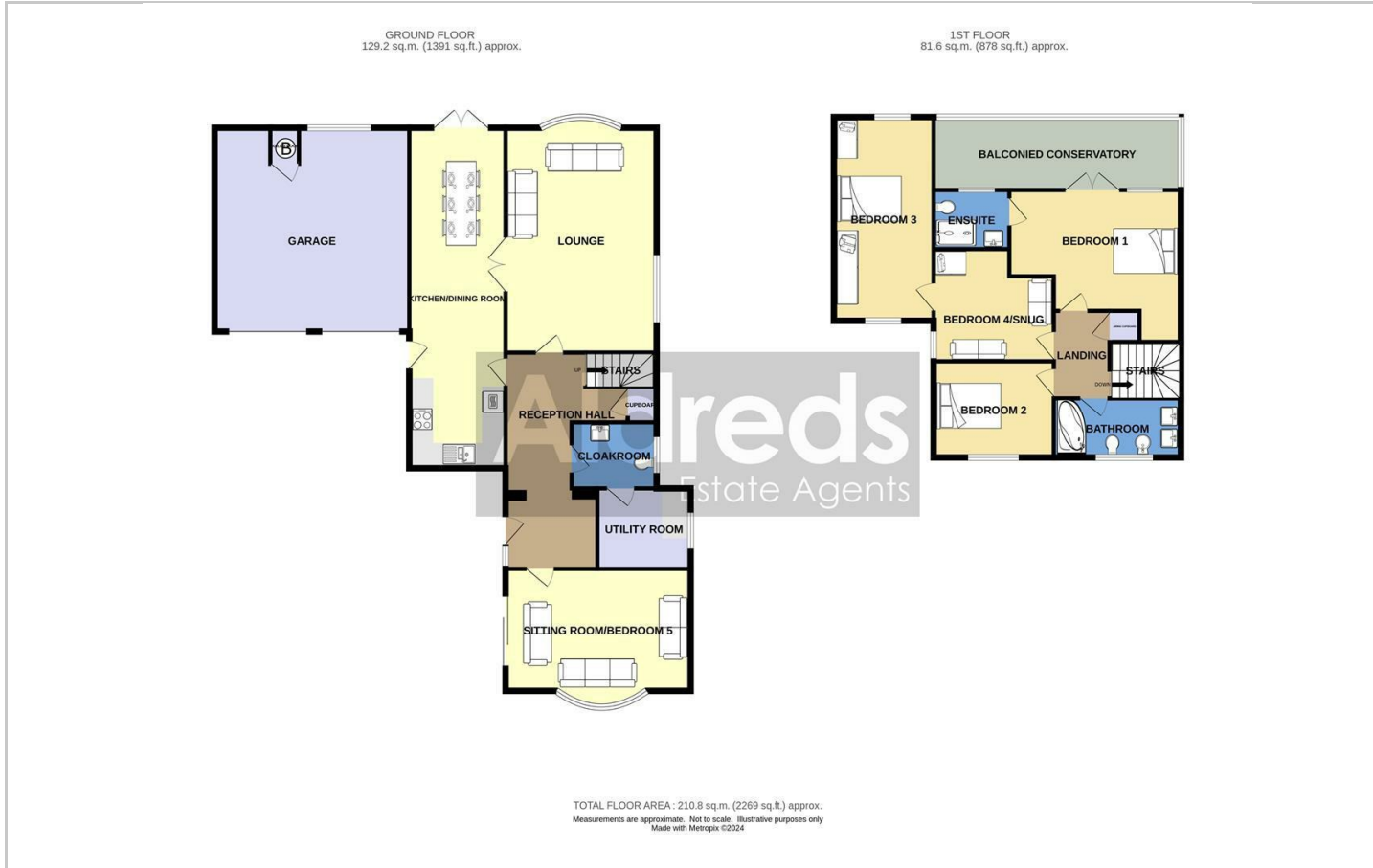
Ormesby is a Broadland village approximately 5 miles from Great Yarmouth \* There is a Post Office \* Community Centre \* First and Middle schools \* A school bus service takes older children to the High schools at Martham \* Eastern Counties bus service operates to the City of Norwich.

### Directions

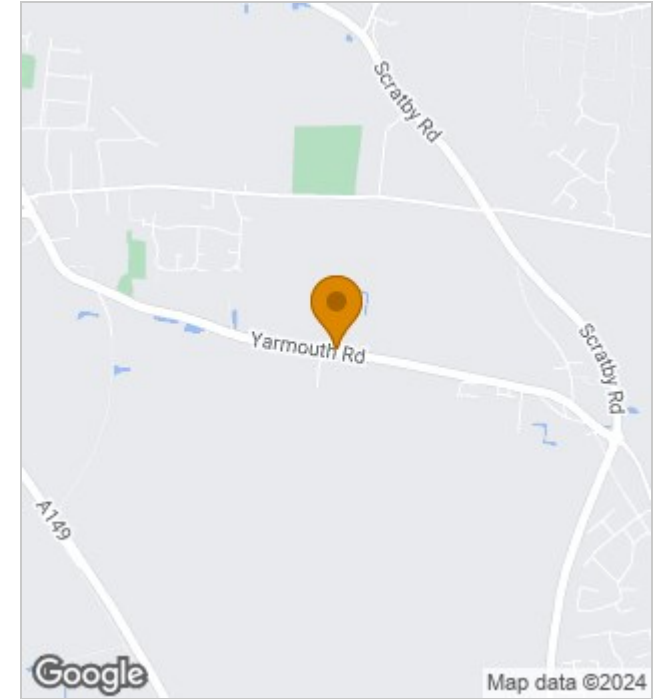
From the Yarmouth office head north along the A149 Caister Road, continue past the Yarmouth Stadium, at the roundabout turn left onto the Caister Bypass, continue over the next roundabout in to Jack Chase Way, at the next roundabout turn left into Yarmouth Road where the property can be found on the right hand side after approximately a 1/4 of a mile.

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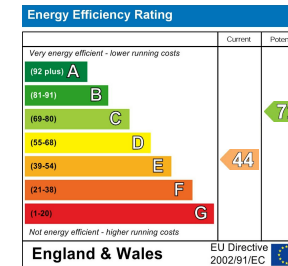
## Floor Plans



## Location Map



## Energy Performance 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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