

**Aldreds**  
Estate Agents



25 Tillett Close

Ormesby, Great Yarmouth, NR29 3PW

£390,000





## 25 Tillett Close

Ormesby NR29 3PW

Aldreds are pleased to offer this highly individual, immaculately presented detached residence that has benefitted from a two storey extension to provide a flexible living space that would cater for a growing family or provide an independent annexe facility for a family member if required. The property flows superbly with the main house having an entrance hall serving a cloakroom, lounge, kitchen/breakfast room with built in appliances, access to the extension with a sitting room and sweeping staircase to the first floor master bedroom with en-suite shower room. A secondary staircase provides access to the remainder of the house where there are three further good size bedrooms and a family bathroom. Outside a driveway provides parking with a delightful private rear garden with a low maintenance sun terrace with a greenery backdrop. The property also benefits from double glazed windows, oil central heating and viewing is strongly recommended to appreciate the size and flexibility this property offers.

### Entrance Hall

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

### Cloakroom

Low level wc, hand wash basin, radiator, frosted double glazed window to front aspect.

### Lounge

14'11" maximum x 13'0" maximum (4.57 maximum x 3.97 maximum)

Marbled fireplace with fire surround and inset coal effect electric fire, tv point, radiator, double glazed window to front aspect, wall light points, door to:

### Kitchen/Breakfast Room

16'5" x 9'5" (5.01 x 2.88)

A superb room with a quality cottage style kitchen with cream wall and matching base units with work surfaces over, part tiled walls, single drainer stainless steel sink unit, space and plumbing for a washing machine, built in electric double oven, four ring ceramic hob and extractor hood over, tiled flooring, cupboard housing the oil fired boiler, under stairs cupboard, frosted double glazed door to side, double glazed window and French doors to rear, radiator, small breakfast bar divider, space for a table, double doors to:

### Sitting Room

15'3" minimum x 11'5" (4.67 minimum x 3.49 )

Plus recess and stairwell with stairs to first floor, marbled fireplace with wooden surround and inset coal effect electric fire, tv point, radiator, double glazed window to front aspect, dimmer light recessed spot lighting.

### Stairs Open Plan To

From the extension

### Master Bedroom

21'5" maximum x 11'5" (6.54 maximum x 3.49 )

Including the stairwell with double glazed window to rear aspect, double glazed window to front aspect, radiator, tv point, door to:

### En-Suite Shower Room

8'11" maximum x 5'0" (2.72 maximum x 1.54)

Corner tiled shower cubicle with mains fed shower fitting, low level wc, pedestal wash basin, low level wc, mainly tiled walls, extractor fan, tiled flooring, frosted double glazed window to rear aspect.

### First Floor Landing

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







#### Bedroom 2

15'1" x 9'0" (4.60 x 2.76)

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

#### Bedroom 3

10'2" x 9'7" (3.10 x 2.93)

Double glazed window to rear aspect, radiator, tv point.

#### Bedroom 4

7'2" x 6'11" minimum (2.19 x 2.13 minimum)

Plus door recess and the over stairs storage cupboard, radiator, double glazed window to front aspect.

#### Family Bathroom

6'5" x 6'0" (1.96 x 1.83)

White suite comprising panelled bath with shower mixer tap, low level wc, pedestal wash basin, tiled walls and flooring, frosted double glazed window to rear aspect, extractor fan, chrome towel rail/radiator.

#### Outside

To the front of the property is a driveway for car parking. Adjacent paved pathway to the entrance and shrub and flower beds bordering. A gated access leads in to the private southerly facing rear garden which is very low maintenance with a fully paved sun terrace with shrub and flower beds bordering. Oil storage tank. Enclosed by timber panelled fencing. There is also access from the garden in to the rear of the side extension where there is an external utility room/store with space for a tumble dryer.

#### Tenure

Freehold

#### Services

Mains water, electric and drainage.

#### Council Tax

Great Yarmouth Borough Council - Band 'D'

#### 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 the A149 Caister Road, continue past the Yarmouth Stadium, at the roundabout turn left onto the Caister Bypass, continue over the next roundabout into Jack Chase Way, continue over the next roundabout into Scratby Road at the first crossroads turn left in to Station Road. Proceed along Station Road and on entering the village turn first left in to Symonds Avenue and first right in to Bracecamp Close, first left into Tillett Close. Follow the road down and at the right hand bend turn left where the property can be found in the corner of the cul de sac.

#### EPC Rating - tbc

Ref: Y12106/05/24/CF



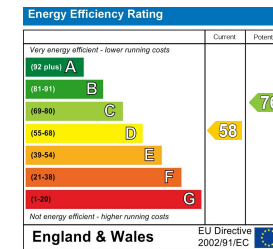
## Floor Plan



## 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

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 travelling some distance please check with Aldreds on the issue of availability prior to travelling. 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: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ  
Tel: 01493 844891 Email: [yarmouth@aldreds.co.uk](mailto:yarmouth@aldreds.co.uk) <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA