



1 Bracecamp Close, Ormesby, Great Yarmouth, NR29 3PR

Asking Price £460,000



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# 1 Bracecamp Close

Ormesby, Great Yarmouth, NR29 3PR

- Very Well Presented Detached Residence
- Three Reception Rooms & Conservatory
- En-Suite Shower Room & Family Bathroom
- Sought After Location
- Ideal Family Home With Flexible Living Space
- Generous Plot With A South Facing Garden
- Five Good Size Bedrooms
- Double Glazed Windows
- Double Garage
- Viewing Strongly Recommended

Aldreds are pleased to offer this very well presented detached residence on a generous plot with a private south facing rear aspect. This delightful property would make a superb family home with a flexible living space comprising of a reception hall serving the lounge, separate dining room, conservatory overlooking the garden, study, cloakroom, kitchen/breakfast room and utility room on the ground floor. On the first floor a galleried landing leads to a master bedroom with modern en-suite shower room, four further bedrooms and a family bathroom. Outside the property is complimented by superb gardens providing an ideal space to relax with sun trap patio and a raised corner decked terrace. There is also a double garage and driveway. The property also benefits from double glazed windows and oil central heating and is fitted with a burglar alarm and CCTV. Viewing is highly recommended.



## Reception Hall

Part double glazed pvc entrance door with double glazed side screen, deep built in cloaks cupboard, stairs to first floor with under stairs recess, radiator, doors leading off to:

## Cloakroom

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

## Lounge 22'7" x 11'8" (6.89 x 3.58)

Superb double aspect room with feature marble backed open fireplace with wooden surround, double glazed window to front aspect, radiator, wall mount tv point, sliding double glazed patio doors to:

## Conservatory 12'7" x 11'1" (3.85 x 3.38)

Brick and pvc double glazed construction with pitched glass roof and concertina blinds over, tv point, power points and lighting, tiled flooring, French doors to rear garden.

## Dining Room 10'9" x 10'0" (3.28 x 3.06)

Double glazed window on to the rear garden, radiator.







### Study 9'4" x 8'9" (2.86 x 2.68)

Double glazed window to front aspect, radiator.

### Kitchen/Breakfast Room 14'2" x 10'8" (4.32 x 3.27)

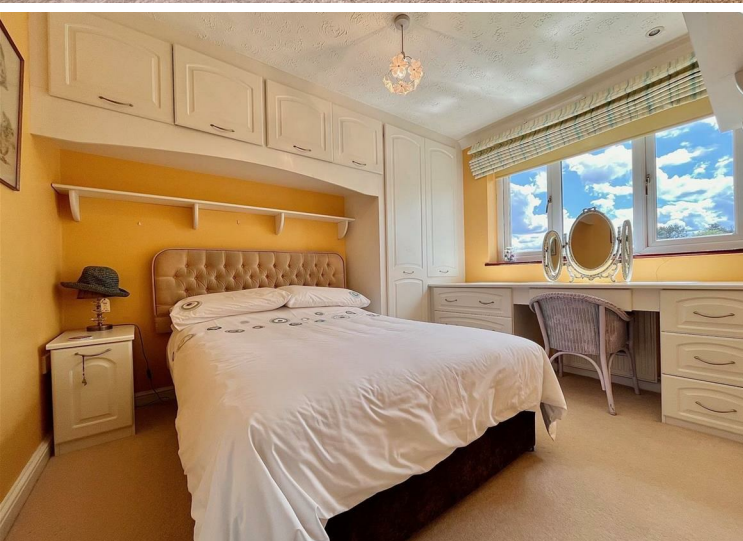
Extensively fitted with a quality cream finish kitchen with wall and matching base units with granite worktops over, under surface lighting, inset double bowl stainless steel sink, integrated fridge/freezer, built in electric double oven, four ring ceramic hob and convection microwave with extractor hood over, built in tv, radiator, part tiled walls, double glazed window to rear aspect, space for a table and chairs, door to:

### Utility Room 8'9" x 5'6" (2.68 x 1.70)

Including the boiler recess, fitted worktops with ceramic butlers sink and space and plumbing below for a washing machine and tumble dryer, oak effect wall units, part tiled walls, tiled flooring, frosted double glazed window and part double glazed pvc door to side garden.

### First Floor Galleried Landing

Built in airing cupboard with courtesy light, access to the insulated and boarded loft space with pull down ladder and lighting, radiator, doors leading off to:





### Bedroom 1 12'9" x 11'9" (3.90 x 3.60)

Including fitted bedroom furniture, radiator, tv point, double glazed window to rear aspect, door to:

### En-Suite Shower Room

Re-fitted with a quality suite comprising corner quadrant shower cubicle with mains fed shower fitting, low level wc, bidet, wall hung basin, demisting mirror and cupboard cabinet, recessed spot lights, extractor fan, frosted double glazed window to rear aspect, chrome towel rail/radiator, aqua panelled walls.

### Bedroom 2 12'7" x 9'10" (3.86 x 3.02)

Plus fitted wardrobes, radiator, double glazed window to front aspect, tv point.

### Bedroom 3 11'10" x 9'7" (3.61 x 2.93)

Including fitted bedroom furniture, double glazed window to front aspect, radiator, tv point.

### Bedroom 4 10'9" x 8'11" (3.29 x 2.74)

Including fitted bedroom furniture, radiator, double glazed window to rear aspect, tv point.

### Bedroom 5 8'7" x 8'0" (2.63 x 2.44)

Plus recess with a built in wardrobe cupboard, radiator, double glazed window to front aspect, telephone point.

### Family Bathroom 8'8" x 7'5" (2.66 x 2.28)

Tiled shower cubicle with mains fed shower fitting, low level wc, panelled bath, pedestal wash basin, part tiled walls, radiator, frosted double glazed window to rear aspect.

### Outside

The property is fully complimented by delightful private landscaped gardens which face a southerly direction and provide an ideal entertaining space with areas of paved suntrap patio, expansive lawned area flanked by borders and a sunken pond. On the west side of the property is an additional private area to sit and relax and on the east side a raised timber decked terrace with a hot tub and beyond a 6.1m x 3.35m summerhouse. Within the garden there is also two sheds, outside lighting and outside tap. At the front of the property a

double driveway provides car parking and access beyond to the double garage with twin up and over doors, power and lighting and personal door in to the garden. The front garden area is laid to lawn with established borders and pathway to the entrance.

### 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 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 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 where the property can be found immediately on the left hand side.

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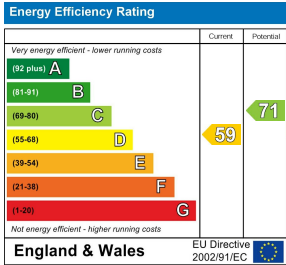
Floor Plans



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.

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