

Aldreds
Estate Agents



Peter Ross Main Road, Ormesby, Great Yarmouth, NR29 3LW

Auction Guide £350,000



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Peter Ross Main Road

Ormesby, Great Yarmouth, NR29 3LW

- Well Appointed Detached Residence
- Master Bedroom With En-Suite Bathroom
- Two Main Reception Rooms
- Double Garage & Useful Outbuildings
- Oil Central Heating
- Flexible Family Living Space
- Four Further Bedrooms
- Large Kitchen/Breakfast Room
- Double Glazed Windows
- Large Established Plot

Aldreds are pleased to offer this substantial extended detached residence on a large established private plot within this popular Broadland village location. The property has been designed as a spacious family home with a flexible living space comprising of an entrance hall, cloakroom, lounge, dining/sitting room, large kitchen/breakfast room, utility room, landing, study area, master bedroom with en-suite bathroom, four further bedrooms spread over two floors with an additional family bathroom. Outside a sweeping front driveway provides parking for several cars and access to the detached double garage. At the rear private screened gardens offer an ideal space to relax in with the added benefit of several workshop storage sheds, external wc and gym room. The property also benefits from replacement mahogany pvc double glazed windows and oil central heating. An early viewing is recommended to appreciate the size and flexibility this property offers. CHAIN FREE.



Entrance Hall

Part double glazed pvc entrance door; tiled flooring; staircase to first floor with open under stairs recess; built-in cloaks cupboard; telephone point; radiator with fitted cover, doors leading off to:

Cloakroom

Low level wc; wash hand basin; tiled flooring; radiator; frosted double glazed window.

Dining/Sitting Room 14'6" x 13'10" (4.44 x 4.22)

Double glazed window to front aspect; radiator with fitted cover; television point, door to:

Lounge 16'4" x 15'5" (4.98 x 4.7)

Rustic brick fireplace with wooden mantelpiece, quarry tiled hearth and cast iron multi fuel room heater; radiator with fitted cover; 4 wall uprighters; television and satellite points; telephone point; double glazed window to front aspect; fitted carpet, door to:

Rear Hall

Ceramic tiled flooring; radiator, part double glazed pvc door to rear; access to:





Utility Room 8'5" x 6'9" (2.57 x 2.06)

Wood grain finish worktop with inset one and a half bowl stainless steel sink with cupboards below; under surface space and plumbing for automatic washing machine; space for tumble dryer; ceramic tiled flooring and splashbacks; radiator; door to:

Walk In Pantry

Two wall cupboards.

Kitchen/Breakfast Room 20'8" x 10'11" (6.32 x 3.33)

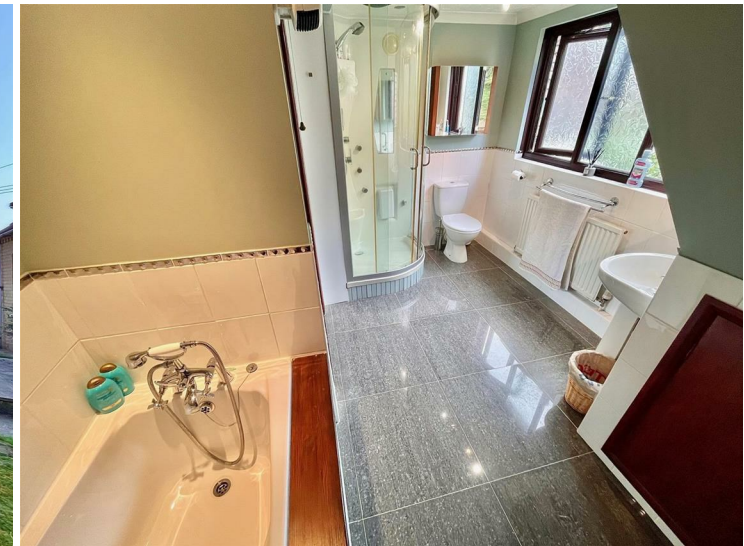
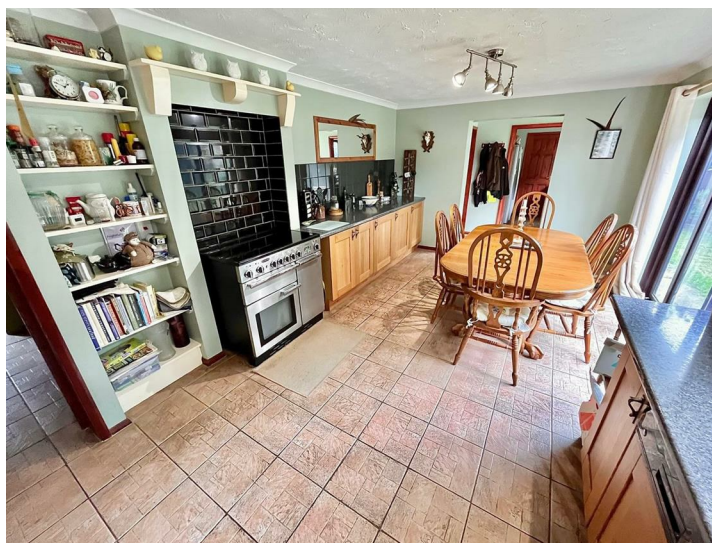
Fitted kitchen with a range of solid medium oak fronted units comprising wall and matching base units with granite effect worktops over, inset one and a half bowl ceramic sink with mixer tap, integrated dishwasher and fridge/freezer, recess with electric range cooker with ceramic hob, two ovens and a warming oven, ceramic tiled flooring, tiled splashbacks, shelved storage recess, double glazed French doors and window onto the rear garden, door back to the hall.

Bedroom 4 10'7" x 8'11" (3.23 x 2.72)

Double glazed window to rear aspect; radiator; television point.

Bedroom 5 10'7" x 8'11" (3.23 x 2.72)

Double glazed window to front aspect; radiator.



First Floor Landing

Double glazed window to front aspect, built-in double width airing cupboard with a radiator, additional radiator, door to:

Study Area 7'4" x 4'7" (2.26 x 1.4)

Telephone extension point, built-in desk/work unit with drawers below, double glazed window to front aspect, access into:

Dressing Room Area 9'8" x 9'3" (2.95 x 2.82)

including full width built-in mirror fronted wardrobes with electric lighting, open access to:

Master Bedroom 16'4" x 12'9" average (4.98 x 3.89 average)

With part sloping ceiling, radiator, television point, telephone point, two fitted wall lights with bedside switches, access into the eaves storage cupboards, door to:

En-Suite Bathroom 12'2" x 6'7" maximum (3.71 x 2.03 maximum)

White suite comprising bath with telephone style shower fitting, shower cubicle with multi jet shower system, low level wc, pedestal wash basin, electric shaver point, radiator, wall mounted electric fan heater, porcelain tiled flooring, ceramic tiled walls, extractor fan, double width eaves storage cupboards.

Bedroom 2 14'2" x 8'9" (4.32 x 2.69)

Plus full width built-in wardrobes and eaves storage cupboards, radiator, television point, loft access, distant views across farmland.

Bedroom 3 12'4" x 8'5" (3.78 x 2.59)

Radiator with fitted cover, access into the eaves storage cupboards, television point, telephone point, Velux double glazed roof window (accessed from the study area).

Family Bathroom 7'10" x 7'4" (2.39 x 2.26)

White suite comprising panelled bath with centre mixer tap and waste, tiled walls, low level wc with concealed cistern, wash hand basin with mixer tap, radiator, panelled walls to dado height, fitted wall mirror with tiled surround.

Outside

The property sits on a large established plot behind high hedging where there are six mature plum trees, camellia, various other shrubs and hedging. A sweeping shingled driveway provides off street car parking for several vehicles and space for a boat or caravan etc and beyond to the brick and tiled roof double garage 6.55m x 5.11m with an up and over door, power and lighting; personal door to the side; fitted storage and shelving units. The garden to the rear is extremely private and is laid to lawn with an abundance of mature mixed trees, shrubs and fruit trees and newly

installed fence lined boundary. Adjacent to the property is a paved patio with outside lighting and power point, brick built barbecue and sensor operated flood lighting. At the bottom of the garden is a useful office/workshop 3.0m x 2.0m with power points and individual RCD units. Attached is an additional Workshop 4.0m reducing to 2.7m x 3.0m pine panelled with power and lighting. There is also an external cloakroom with low level wc; wash basin with overhead electric water heater. There is also a summer house, along with a shed. Attached to the rear of the property is a BOILER HOUSE housing the oil fired boiler for domestic hot water and central heating.

Tenure

Freehold

Services

Mains water, electric and drainage are connected to the main property.

Council Tax

Great Yarmouth Borough Council - Band 'E'

Location

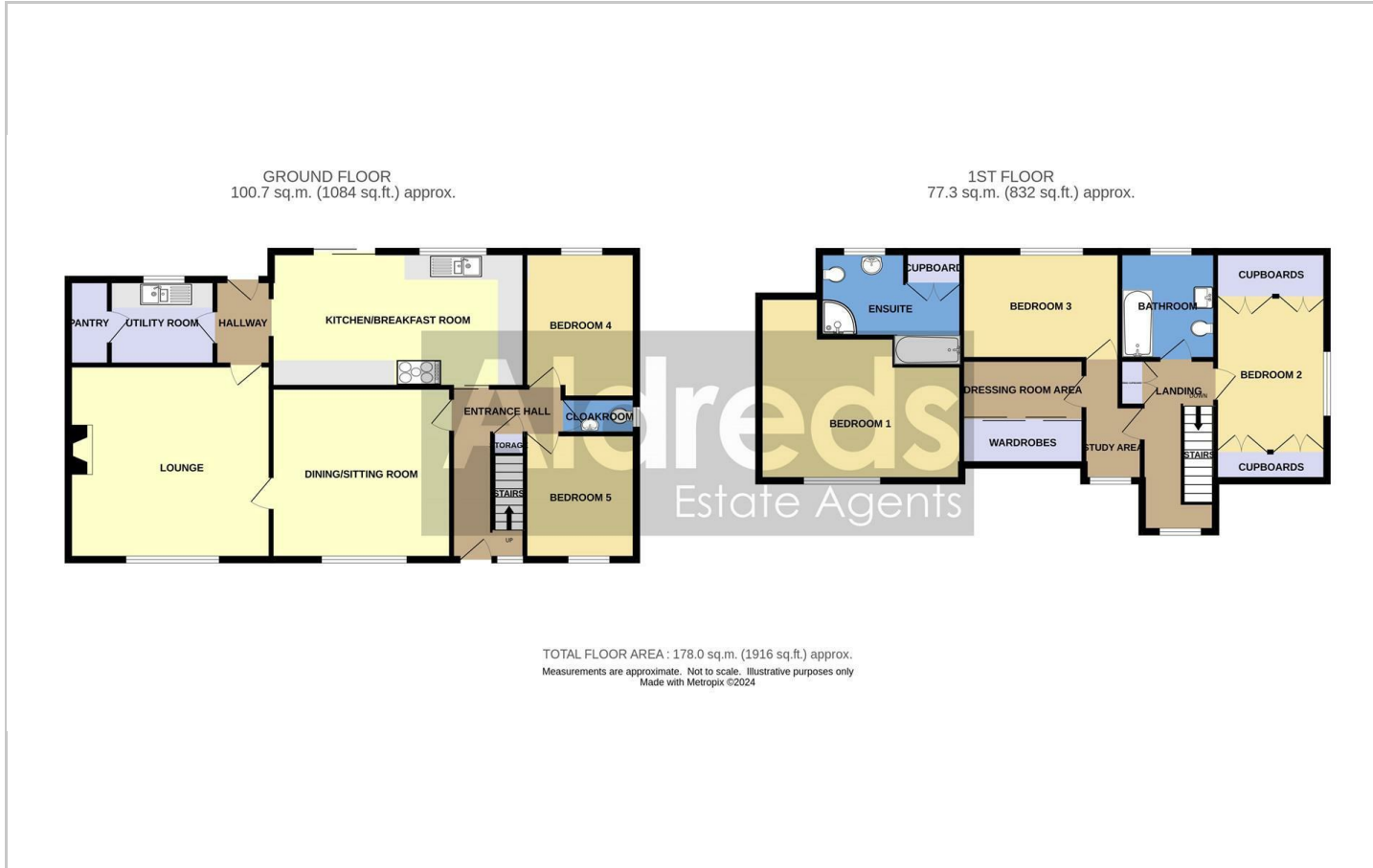
Ormesby St Michael is on the periphery of the main Ormesby village which is a Broadland village approximately 5 miles from Great Yarmouth * There is a Post Office * Community Centre * First and Middle schools * A school bus service takes older children to the High schools at Martham * Eastern Counties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

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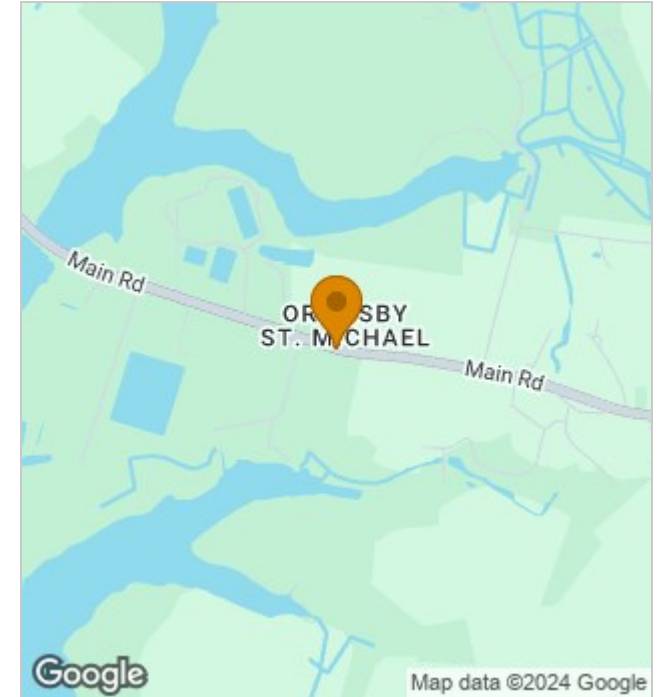
AUCTIONEERS COMMENTS

The property is for sale by the Modern Method of Auction allowing the buyer and seller to complete within a 56 day reservation period. Interested parties' personal data will be shared with the Auctioneer (Iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided which you must view before bidding. The buyer will pay £300 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within the calculations for Stamp Duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

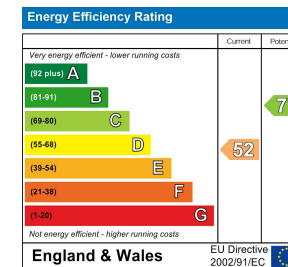
Floor Plans



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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