



1 Appleton Drive

Ormesby, Great Yarmouth, NR29 3RL

Price Guide £270,000-£280,000



1 Appleton Drive

GUIDE PRICE £260,000-£270,000 Aldreds are pleased to offer this renovated and tastefully presented detached bungalow on a generous plot with a south facing rear aspect. The bungalow has been refurbished and finished to a very high standard with accommodation comprising of an entrance porch, living room, new quality kitchen/breakfast room with built in appliances, two double bedrooms and new bathroom. Outside a driveway provides ample parking and access to the detached garage and private sun trap garden. The property has solar panels for cheaper running costs and backed by a new air source heating system, double glazed windows and modern interior is very economical to run. An early viewing is strongly recommended to appreciate this attractive property.

Entrance Porch

Part double glazed pvc entrance door, limed wood laminate flooring, internal door to:

Living Room

14'8" x 12'7" (4.47 x 3.84)

Radiator, double glazed window to front aspect, limed wood finish laminated flooring, wall light points, tv point. door to:

Kitchen/Breakfast Room

11'8" x 8'2" (3.57 x 2.51)

Re-fitted with a quality grey finish kitchen with wall and matching base units with attractive light work surfaces over and matching upstands, built in electric oven, four ring ceramic hob and integrated extractor hood over, integrated washing machine and slimline dishwasher, one and a half bowl white cast sink with mixer taps, fitted breakfast bar seating with radiator below, part double glazed pvc side entrance door, double glazed window to front aspect, recessed spot lights and pelmet lighting, herringbone style vinyl flooring.

Inner Hall

access to the insulated loft space, limed wood finish laminate flooring, doors leading off to:

Bedroom 1

10'9" x 8'3" (3.28 x 2.51)

Double glazed window to rear aspect, radiator, limed wood finish laminate flooring.

Bedroom 2

10'9" x 8'9" (3.28 x 2.67)

Double glazed window to rear aspect, radiator, limed wood finish laminate flooring.

Bathroom

New white suite comprising panel bath with mains fed twin head shower over, vanity unit with inset wash basin, low level wc, mainly tiled walls, tiled flooring, frosted double glazed window to rear aspect, radiator.





Outside

The property sits on a generous plot which is wider than average. To the front is a lawned garden with flow beds bordering. An adjacent concrete driveway provides off street parking and double gates provide access to the detached single garage with up and over door, power and lighting. Access leads in to the rear garden which faces a southerly direction and measures approximately 50ft x 45 ft and backs on to woodland. Immediately behind the bungalow is an area of paved sun trap patio beyond which the remainder of the garden is lawned with shrub and flower beds bordering.

Tenure

Freehold

Services

Mains water, electric and drainage. There are solar panels which are owned by the property helping to produce cheaper running costs and an additional income.

Council Tax

Great Yarmouth Borough Council - Band 'B'

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.

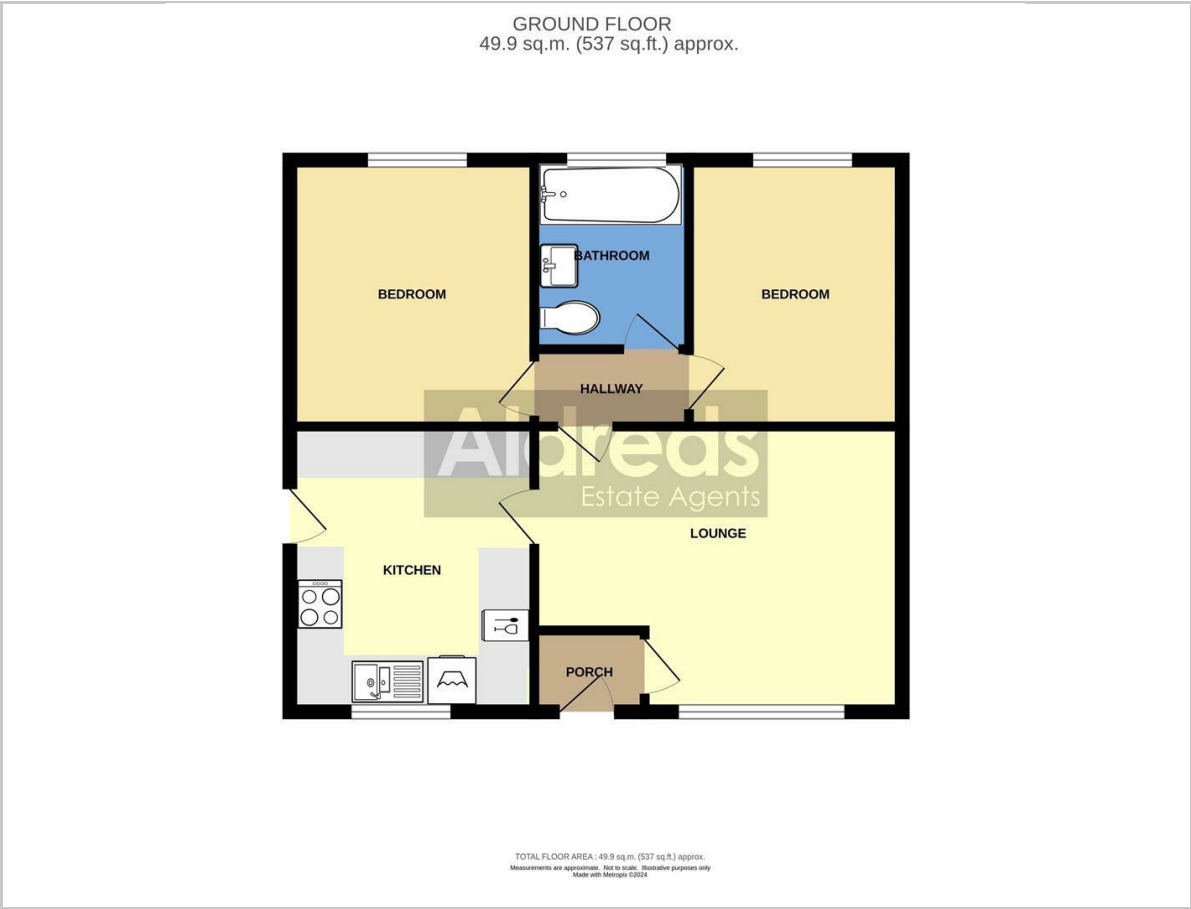
Directions

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, at the Jolly Farmers Public House turn left into Appleton Drive where the property can be found half way down on the left hand side.

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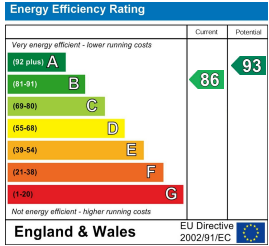
Floor Plan



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.

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