



7 West Road
Ormesby, NR29 3RJ
£330,000



7 West Road

An immaculately presented, extended detached bungalow in a tucked away, highly desirable non estate location close to the village centre. The property has been modernised to provide a delightful living space offering an entrance hall leading in to a lounge, fitted kitchen/breakfast room, sun lounge/dining room, three good size bedrooms, large extended bathroom. Outside there is a generous plot with ample car parking and a low maintenance paved westerly facing rear garden. The property also benefits from oil fired central heating and double glazed windows. An early viewing is recommended.

Entrance Hall

Part double glazed pvc entrance door, radiator, built in shelved linen cupboard, access to the insulated loft space, built in airing cupboard housing the copper hot water cylinder with fitted immersion heater and cupboard over, natural wood skirting and stripped wood doors leading off to:

Lounge

15'11" x 10'4" (4.85 x 3.15)

Superb red brick fireplace with timber mantle over and inset cast iron grate for use as an open fireplace, double glazed window to front aspect, radiator, hand made fitted book shelving, attractive part panelled walls, tv point, telephone point.

Kitchen/Breakfast Room

11'1" x 11'0" (3.38 x 3.35)

including the chimney breast and adjacent built in shelved storage cupboards and recess housing the oil fired boiler for domestic hot water and central heating, fitted range of cream Shaker style wall and matching base units, with roll top polished finish worksurface over, matching splashback, fitted breakfast bar, fitted Hotpoint electric double oven and four ring ceramic hob with extractor hood over, single drainer one and a half bowl granite effect cast sink with mixer tap, space and plumbing for washing machine, recess for fridge/freezer, double glazed window overlooking the rear garden, tv and satellite points, feature pebble lined archway to:

Sun Lounge/Dining Room

11'4" x 9'1" (3.45 x 2.77)

Brick and pvc double glazed construction with insulated roof over, double glazed door in to the rear garden, radiator, part timber panel walls, tv point.

Bedroom 1

12'5" x 11'5" (3.78 x 3.48)

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

Bedroom 2

11'4" x 8'9" (3.45 x 2.67)

Plus door recess, double glazed window to rear aspect, radiator.

Bedroom 3

9'1" x 8'3" (2.77 x 2.51)

Double glazed window to side aspect, radiator.





Bathroom

15'3" x 7'9" (4.65 x 2.36)

Extended to form a luxury bathroom with corner hydrotherapy bath with built in speakers and lighting, walk in tiled shower cubicle with thermostatic controlled twin head shower, white double width vanity unit with inset wash basin, low level wc, attractive part tiled walls, frosted double glazed window to rear aspect, chrome towel rails/radiators, extractor fan, recessed spot lighting.

Outside

The property is approached via a long shingle driveway which is owned by the property. The driveway provides right of access to the neighbouring property and beyond wrought iron gates in to the front garden which has been laid with shingle to provide an expansive area of car parking with a turning area. There are various established trees and conifers bordering. A gated access leads in to the westerly facing rear garden which has been planned for ease of maintenance with a large area of paved sun trap patio with shingle in lay and borders. On the south side of the bungalow is a lawn area with established trees and bushes bordering. Outside tap and lighting. The rear garden offers a good degree of privacy and is enclosed by panel fencing. Down the side of the bungalow is a timber and felt roof garden shed where there is also space to build a garage,

Tenure

Freehold

Services

Mains water, electric and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'C'

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

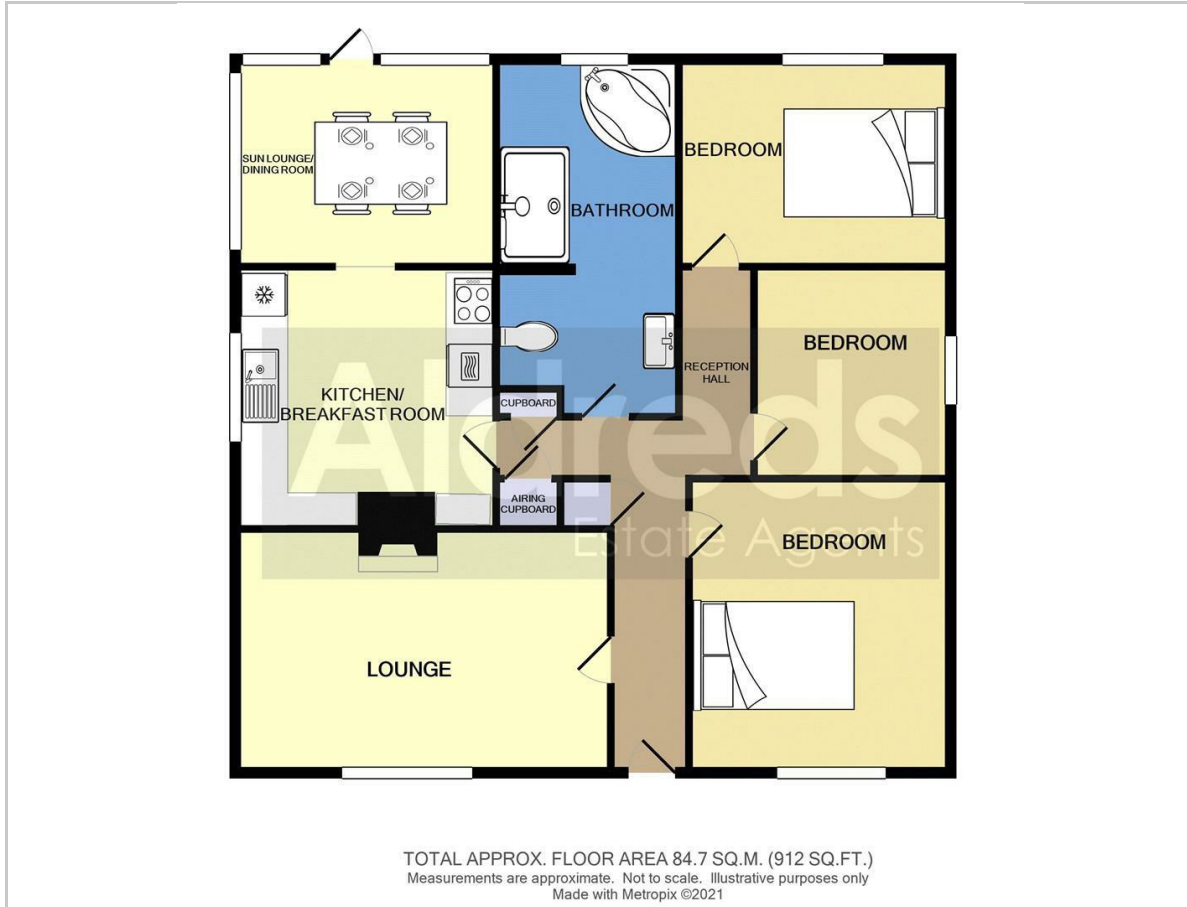
From the Yarmouth office head north along A149 Caister Road, continue past the Yarmouth Stadium, at the roundabout turn left onto the Caister Bypass, at the next roundabout turn left into Norwich Road, at the next roundabout turn right onto the A149 Cromer Road, continue for approximately one and a half miles, turn right and follow the sign into Ormesby St Margaret, at the village pharmacy turn left into West Road where the entrance driveway can be found on the left hand side opposite the duck pond.

EPC Rating - E (51)

Ref: Y12250/10/24/CF



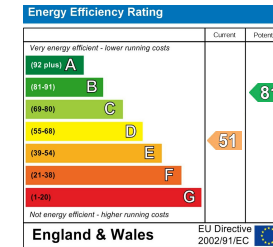
Floor Plan



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

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