

Aldreds
Estate Agents



Bay Trees, 30 Station Road
Ormesby, NR29 3NH
Offers In Excess Of £600,000



Bay Trees, 30 Station

We are delighted to offer this spacious detached house, situated in a much sought after location within the favoured village of Ormesby St Margaret. The property is presented in excellent order and offers generous accommodation including a double aspect lounge, dining room, an impressive open plan kitchen/dining/living area, utility room, four bedrooms (master en suite) and bathroom. Outside, there is lots of driveway parking space, a double garage and well maintained gardens. Early internal viewing is highly recommended to appreciate this impressive property.

Entrance Hall

Part double glazed entrance door with double glazed side panels, power points, stairs rising to floor landing, radiator, doors leading to:

Cloakroom

Frosted double glazed window to side aspect, slate finish tiled flooring, radiator, low level WC, circular bowl hand wash basin.

Lounge

21'3" x 14'3" (6.48 x 4.34)

Delightful double aspect room with double glazed windows to front and rear aspects, two radiators, power points, wall mount tv point, telephone point, wall lighting, coving to ceiling, Portland stone fireplace surround with inset room heater, fitted carpet.

Study/Snug

12'2" x 11'0" (3.71 x 3.35 (3.72 x 3.37))

Part glazed double doors from entrance hall, frosted double glazed window to side aspect, power points, radiator, coving to ceiling, ceiling.

Utility Room

11'0" x 4'11" (3.35 x 1.50)

part double glazed door to side aspect, tiled floor, radiator, a range of fitted units with roll top work surface and tiled splashback, stainless steel sink and drainer, plumbing for washing machine, oil fired boiler for hot water and central heating.

Open Plan Kitchen / Dining / Garden Room

Kitchen / Dining Area

21'0" x 11'7" (21'1" x 11'8") (6.40 x 3.53 (6.42 x 3.55))

Double glazed windows to side and rear aspects, radiator, power points, telephone point, a range of fitted cream finish kitchen units with roll top work surfaces and metro tiled splashbacks, sink and drainer with mixer tap over, integrated electric double oven, ceramic hob, extractor, dishwasher and fridge, slate finish flooring, open plan access to:

Garden Room

11'10" x 11'7" at max (3.61 x 3.53 at max)

Double glazed windows to side and rear aspects, double glazed French doors to garden, continuation of slate flooring from kitchen/diner, radiator, power points, tv points, wall lighting, vaulted ceiling.

Galleried Landing

Frosted double glazed circular feature window, coving to ceiling, ceiling rose, loft access, radiator, power points, thermostat, airing cupboard housing hot water cylinder with immersion heater.

Master Bedroom

24'2" x 15'7" (7.37 x 4.75)

Double glazed bay window to front aspect, two Velux windows to side aspects, two radiators, power points, a range of fitted wardrobes, telephone point, tv point, wall bedside lighting, part coved ceiling, door to:-

En-Suite Shower Room

Side facing obscure glazed sealed unit double glazed window, part tiled walls, low level WC with concealed cistern, tiled double width shower cubicle with pump shower, heated towel rail with integrated radiator, vanity unit with hand wash basin with vanity mirror and lighting over, extractor fan.

Bedroom 2

Double glazed window to front aspect, radiator, power points, tv point, range of built in wardrobes.





Bedroom 3

13'1" x 10'10" (3.99 x 3.30 (4.0 x 3.31))

Double glazed window to rear aspect, radiator, power points, tv point, built in wardrobes.

Bedroom 4

12'6" x 10'0" (3.82 x 3.05)

Double glazed window to rear aspect, radiator, power points, tv point, telephone point, range of built in wardrobes.

Family Bathroom

9'10" x 8'5" (3.00 x 2.57)

Frosted double glazed window to rear aspect, part tiled walls, radiator, heated towel rail, white suite comprising stand alone oval bath with mixer tap and shower attachment, low level WC with concealed cistern, vanity unit with hand wash basin, fully tiled shower cubicle with pump shower, extractor fan.

Outside

The property occupies a generous plot with vehicular access via a brick weave driveway through brick built pillars. The driveway provides ample parking and turning space for a number of vehicles and leads onto an integrated double garage with front facing up and over door, rear service door, power and lighting. The front garden is enclosed with brick wall to front boundary and mature hedgerows to side, access to the rear via a side passageway, oil storage tank. To the rear of the property there is a pleasant garden with panelled fencing to boundaries, mainly laid to lawn with a brick weave patio area directly to the rear, a variety of shrubs and plants to borders, lean-to garden sheds to side, external water supply and electricity.



Tenure

Freehold.

Services

Mains water, electricity, drainage.

Council Tax

Great Yarmouth Borough Council - Band 'F'

Location

Ormesby 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.

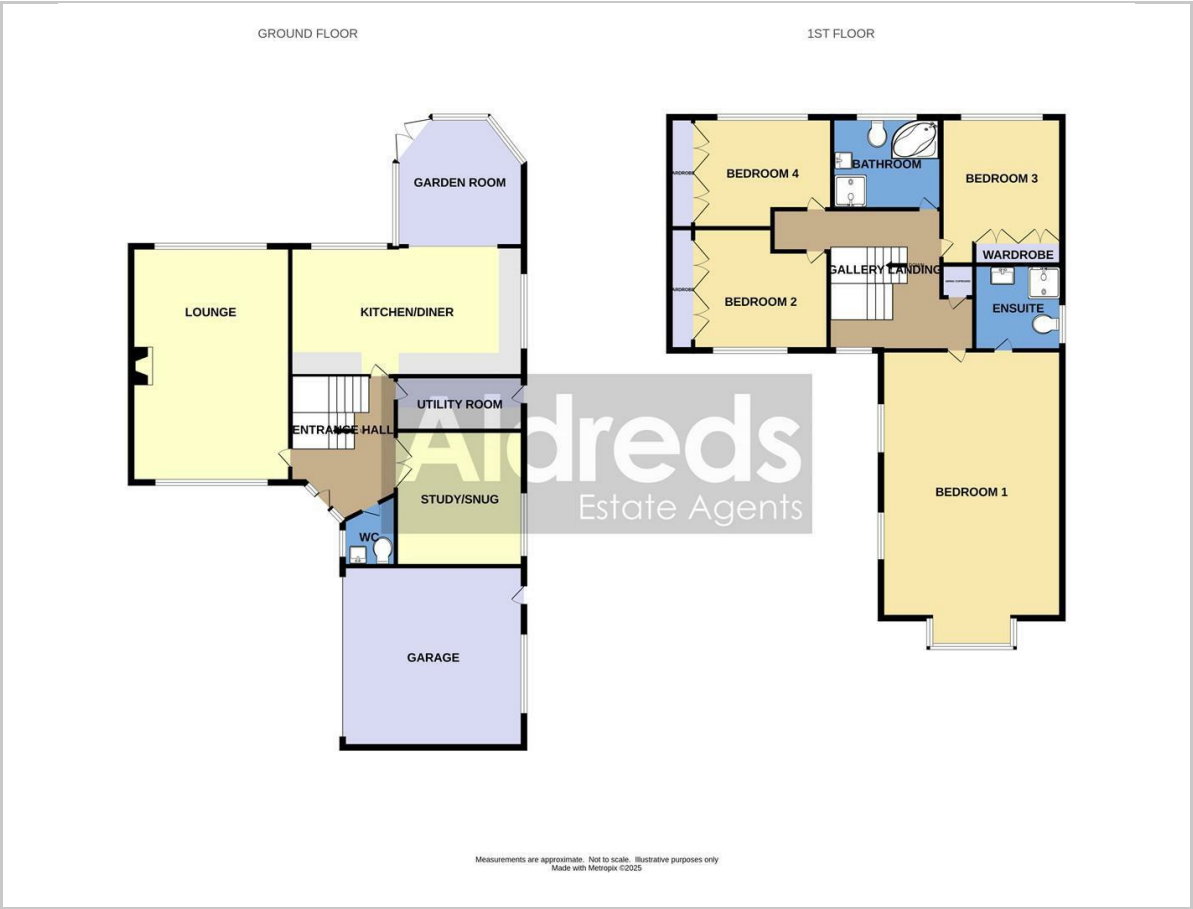
Directions

On arriving in the village of Ormesby turn right into Station Road where the property can be found some way along on the right hand side.

Ref: Y12335/2/25



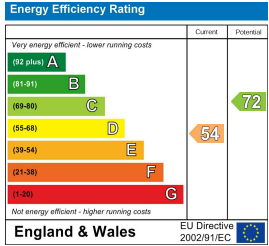
Floor Plan



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.