

**Aldreds**  
Estate Agents



19 Leathway  
Ormesby, NR29 3QA  
£415,000



## 19 Leathway

Ormesby, NR29 3QA

Aldreds are delighted to offer this spacious, extended detached bungalow located in a sought after highly desirable position within the popular village of Ormesby St Margaret. This well presented home offers a flexible layout of accommodation including an entrance lobby, spacious reception hall, a kitchen/breakfast room, lounge, dining room/bedroom three, utility room, shower room, family bathroom and two large double bedrooms. The property also benefits from oil fired central heating, double glazed windows and a generous low maintenance garden with driveway parking and garage. Early internal viewing is strongly recommended to appreciate this superb property that would make an ideal retirement home. Offered chain free.

### Entrance Lobby

Frosted double glazed entrance door, tiled flooring, internal door to:

### Reception Hall

Built in linen cupboard, wood effect laminate flooring, radiator, doors leading off to:

### Lounge

15'10" x 13'11" (4.85 x 4.26)

Including the chimney breast with a marbled fireplace and wooden surround with an inset electric fire, tv point, wood effect laminate flooring, double aspect double glazed windows with a cantilevered bay to the front aspect and fitted blinds, radiator.

### Dining Room/Bedroom 3

12'0" x 9'11" (3.68 x 3.03)

Originally a bedroom but currently used as a dining room with wood effect laminate flooring, radiator, double glazed window to rear.

### Kitchen/Breakfast Room

16'4" maximum x 10'9" narrowing to 5'3" (4.99 maximum x 3.30 narrowing to 1.61m)

Extensively fitted with a range of quality white wall and matching base units with marble effect polished finish work surfaces and matching upstands, single drainer one and a half bowl stainless steel sink unit, built in electric double oven, four ring ceramic hob, glass splashback panel and extractor hood over, integrated dishwasher, under surface lighting, radiator, double glazed window to rear, tiled flooring, door to:

### Utility Room

15'10" x 5'7" (4.83 x 1.71)

Range of white gloss base units with marble effect polished finish work surfaces over, space and plumbing for a washing machine, recess for fridge/freezer, double glazed window and blinds, part double glazed pvc door to rear, door to:

### Shower Room

8'1" x 6'1" (2.48 x 1.87)

Corner quadrant shower cubicle with shower fitting, tiled flooring, vanity unit with inset wash basin, low level wc, bidet, wall mounted fan heater, electric radiator, frosted double glazed window to rear.

### Bedroom 1

15'1" x 11'10" (4.61 x 3.63)

Superb double aspect room with double glazed cantilevered bay to front and double glazed window to side with fitted blinds, bedroom furniture with wardrobes, drawers and bedside cabinet, radiator, wood effect laminate flooring.

### Bedroom 2

13'9" x 9'11" (4.21 x 3.03)

Including fitted bedroom furniture with wardrobes and bed space, double glazed window to rear, radiator, wood effect laminate flooring.





### Family Bathroom

8'11" x 8'9" (2.72 x 2.68)

White suite comprising panelled bath, tiled shower cubicle with shower fitting, low level wc, bidet, vanity unit with inset wash basin, towel rail/radiator, extractor fan, tiled floor, frosted double glazed window and block glass feature window to side aspect, access to the loft space with pull down ladder.

### Outside

To the front of the property is a low maintenance garden laid with artificial grass and established borders. A driveway area provides ample car parking and access to the attached garage 6.0m x 2.72m with up and over door, power and lighting and opens on to a workshop 3.75m x 3.45m with power, double glazed window to rear and French doors on to the rear garden. The rear garden offers private aspects and is laid with lawn, well stocked borders, patio area and a raised terrace with a superb summerhouse. Two useful storage sheds. On the south side of the property is an additional garden area and external oil boiler with a gated access to the front.

### Tenure

Freehold

### Services

Mains water, electric and drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'D'

### 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.

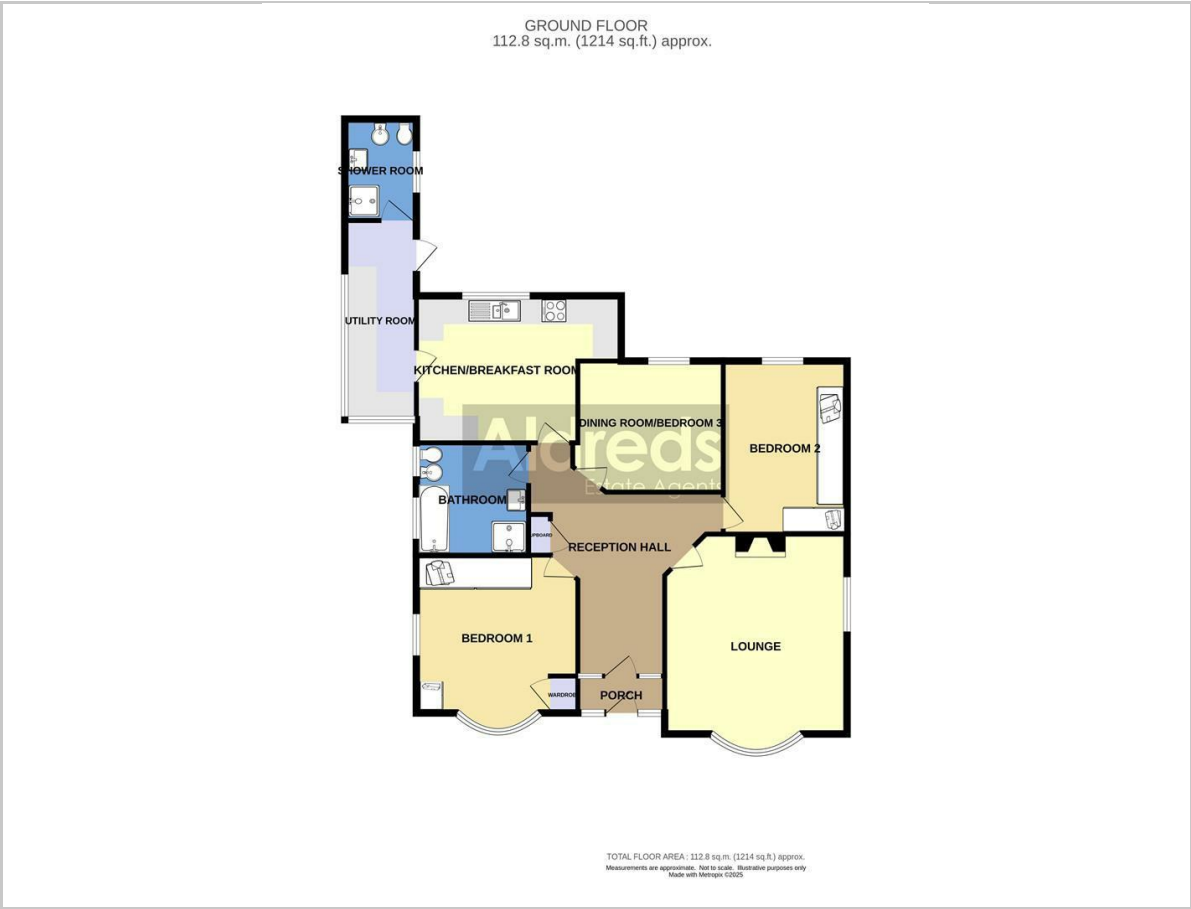
### Directions

From Yarmouth head north along the A149 Caister Road, continue past the Yarmouth Stadium, at the roundabout take the left hand exit onto the Caister Bypass, continue over the next roundabout into Jack Chase Way, at the Grange Hotel roundabout take the left hand exit following the sign into Ormesby, continue for approximately one mile, on reaching the village green turn right in front of a small parade of shops, continue over the next junction keeping the petrol station on your right hand side, continue into Station Road, take the third turning left into Leathway and follow the road around the right hand bend where the property can be found on the left hand side.

Ref: Y12528



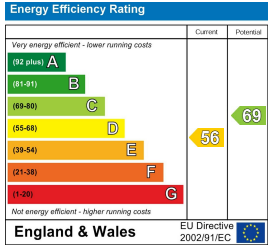
Floor Plan



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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