



2 Private Road, Ormesby, Great Yarmouth, NR29 3LH

Price Guide £450,000-£460,000





2 Private Road

Ormesby, Great Yarmouth, NR29 3LH

- Tastefully Presented Interior
- Mature Detached Residence
- Superb Open Plan Quality Kitchen/Dining/Day Room
- Shower Room & Family Bathroom
- Non Estate Location
- Deceptively Spacious Layout
- Southerly Facing Private Front Aspect
- Four Good Size Bedrooms
- Various Useful Outbuildings & Ample Parking
- Viewing Strongly Recommended

GUIDE PRICE £450,000-£460,000 Aldreds are pleased to offer this highly individual, deceptively spacious detached residence situated in a sought after location within this popular Broadland village. The property has been modernised and tastefully presented by the current owners to provide a well equipped living space comprising of an entrance porch leading to the entrance hall, spacious lounge with feature wood burner, superb open plan kitchen/dining/day room with bi fold doors on to the rear garden, utility room, ground floor shower room, garden room and walk in pantry. On the first floor a central landing serves four good size bedrooms and a family bathroom. Outside are generous gardens with a southerly facing private front garden, enclosed low maintenance courtyard garden to the rear with a covered entertaining space, various useful outbuildings/garaging which could be converted to form additional living space and plenty of off street parking. The property also benefits from double glazed windows and oil central heating. An early viewing is strongly recommended to appreciate the quality this property offers.



Entrance Porch

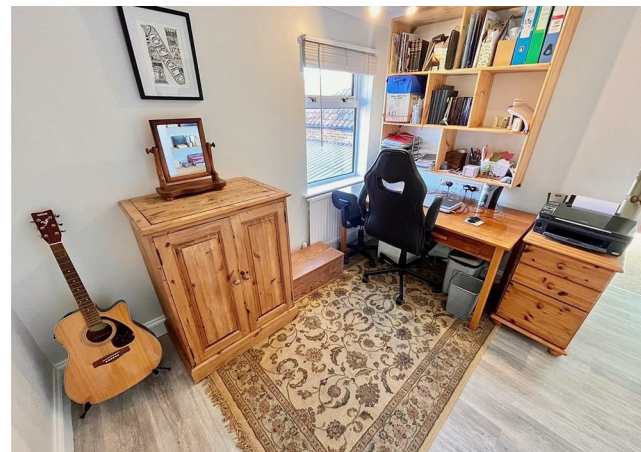
Part glazed wood panelled entrance door, tiled flooring, part glazed wood panelled internal door to:

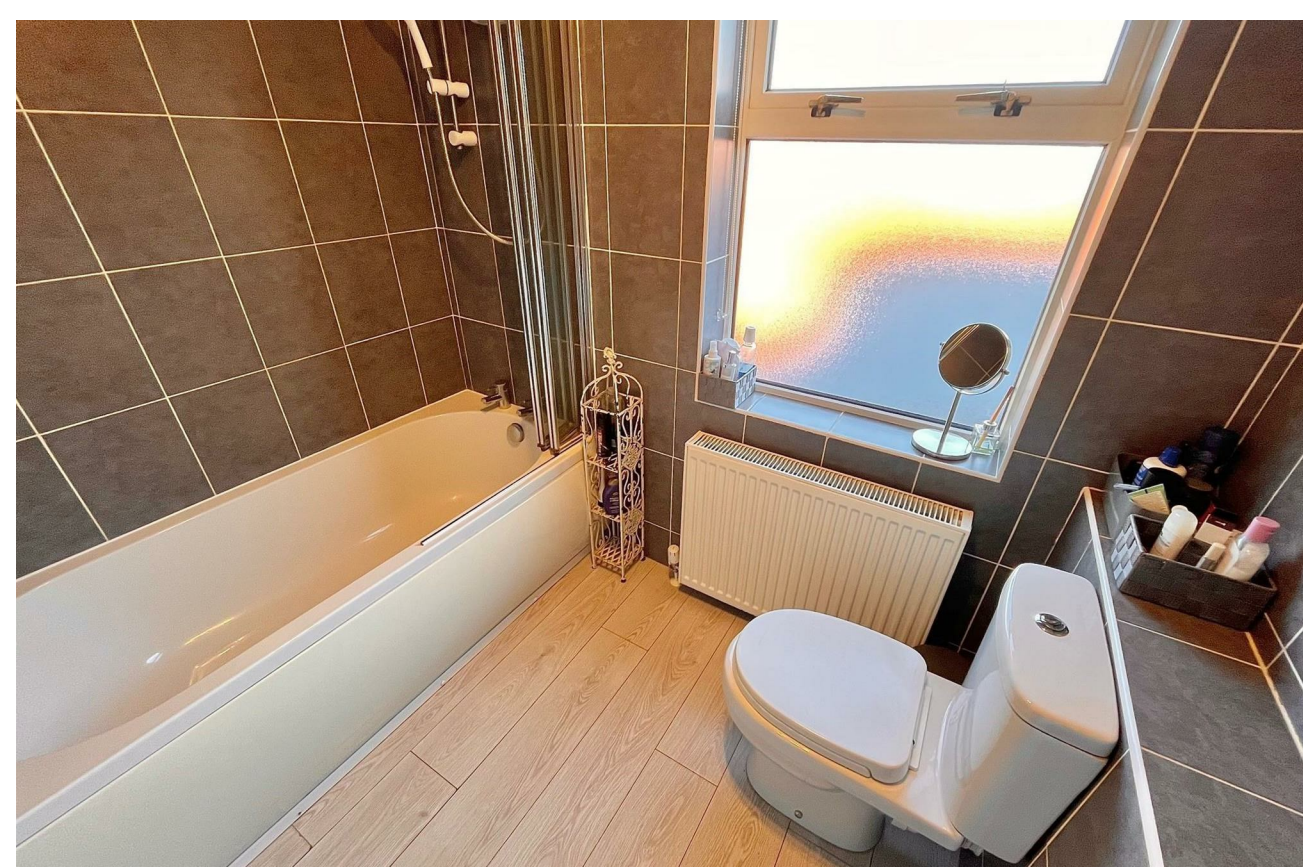
Entrance Hall

Stairs to first floor with under stairs cupboard, wood effect laminate flooring, radiator, telephone point, door to:

Lounge 21'5" x 12'2" (6.54 x 3.72)

A superb main reception room with feature fireplace with inset cast iron wood burner with inset timber mantle and polished tiled hearth, three picture lights, two radiators, wall mount tv point, wood effect laminate flooring, painted dado rail, double glazed window to front aspect.



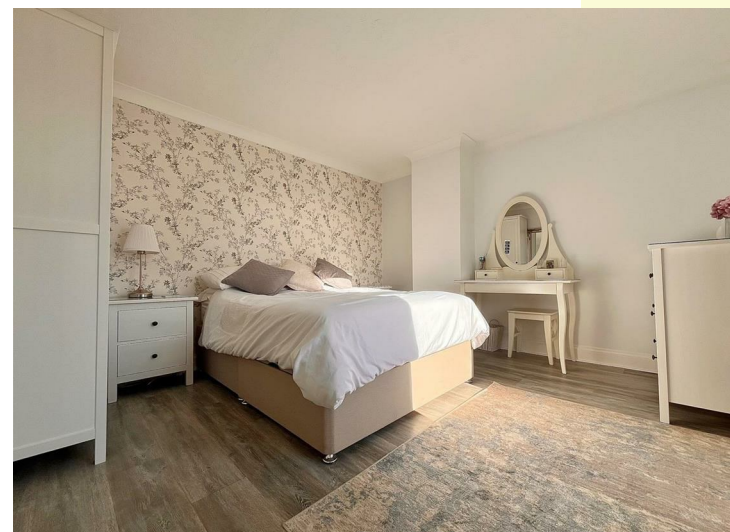
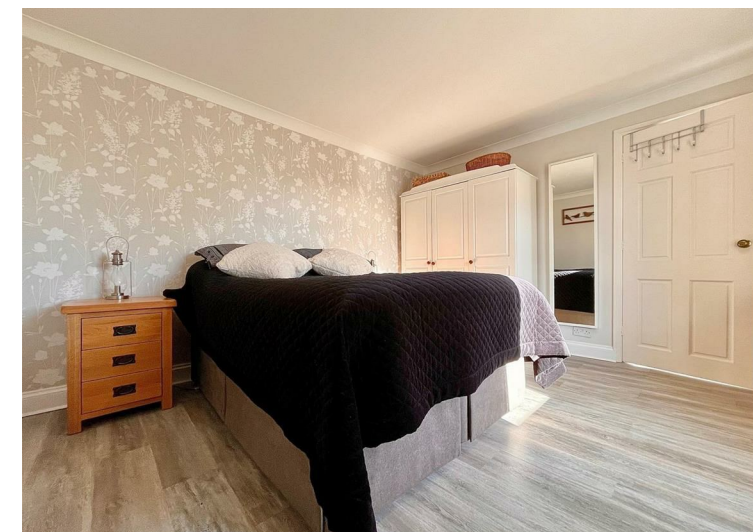


Open Plan Kitchen/Dining/Day Room 21'6" x 16'1" narrowing to 12'2" (6.57 x 4.92 narrowing to 3.73)

With a delightful aspect on to the front garden with double glazed bi folding doors allowing the benefit of the southerly aspect. Quality re-fitted kitchen with navy shaker style wall and matching base units with white leather effect square edge worktops and upstands over, built in electric oven, ceramic hob and extractor hood over, under surface lighting, white ceramic sink with mixer taps, two radiators, attractive wood effect laminate flooring, wall mount tv point, recessed spot lights, additional bank of built in storage cupboards to one wall, double glazed window and door to the garden room, door to:

Utility Room 11'1" x 6'2" maximum (3.39 x 1.90 maximum)

Fitted worksurface with storage space below and over, base units with work surface over and inset single drainer sink, space and plumbing for a washing machine and dishwasher, quarry tiled flooring, part tiled walls, double glazed window to rear, door to:



Shower Room

Tiled shower cubicle with electric shower fitting, low level wc, wash basin, tiled flooring, radiator, frosted double glazed window to rear.

Garden Room 19'1" x 6'3" (5.83 x 1.91)

Brick and double glazed construction with poly carbonate roof over, sliding double glazed patio doors and rear entrance door in to the courtyard garden, tiled flooring, wall lights, door to:

Walk In Pantry 10'1" x 5'4" (3.08 x 1.65)

Storage units, wood effect laminate flooring, loft hatch, cloaks storage space.

First Floor Landing

Double glazed window to front aspect, radiator, access to the loft space with drop down ladder.

Bedroom 1 12'3" x 11'5" (3.75 x 3.50)

Double glazed window to front aspect, wood effect laminate flooring, radiator, wall mount tv point.

Bedroom 2 12'2" x 11'5" (3.73 x 3.50)

Including the chimney breast, double glazed window to front aspect, radiator, wood effect laminate flooring.

Bedroom 3 12'2" x 9'6" (3.71 x 2.91)

Stripped wood and varnished flooring, double glazed window to rear aspect, tv point.

Bedroom 4 9'10" x 9'6" (3.02 x 2.90)

Including a built in wardrobe cupboard, double glazed window to rear aspect, wood effect laminate flooring, radiator.

Family Bathroom 7'8" x 6'3" (2.35 x 1.91)

White suite comprising panelled bath with electric shower over, vanity unit with inset wash basin, low level wc, tiled walls, wood effect laminate flooring, radiator, double glazed window to rear aspect.

Outside

The property sits centrally in a generous plot with an established private southerly facing front garden which is enclosed on all boundaries with fencing and hedge screen, mainly laid to lawn with established borders and small

trees. Immediately in front of the house are areas of sun trap patio providing a lovely relaxing area. On the front corner of the property there is also an off street parking space. To the rear double gates lead in to the courtyard garden which has been designed for low maintenance and laid with stone providing a low maintenance garden area and additional driveway parking if required. Within the courtyard is a delightful covered terrace which benefits from the afternoon sunshine and allows for all year round entertaining if required. An additional benefit this property offers are the various outbuildings which provide useful storage, workshop facilities and potential to convert to additional living space if required (subject to the usual consents). An additional gate leads to a further driveway providing a pull in for a car.

Tenure

Freehold

Services

Mains water, electric and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'C'

Location

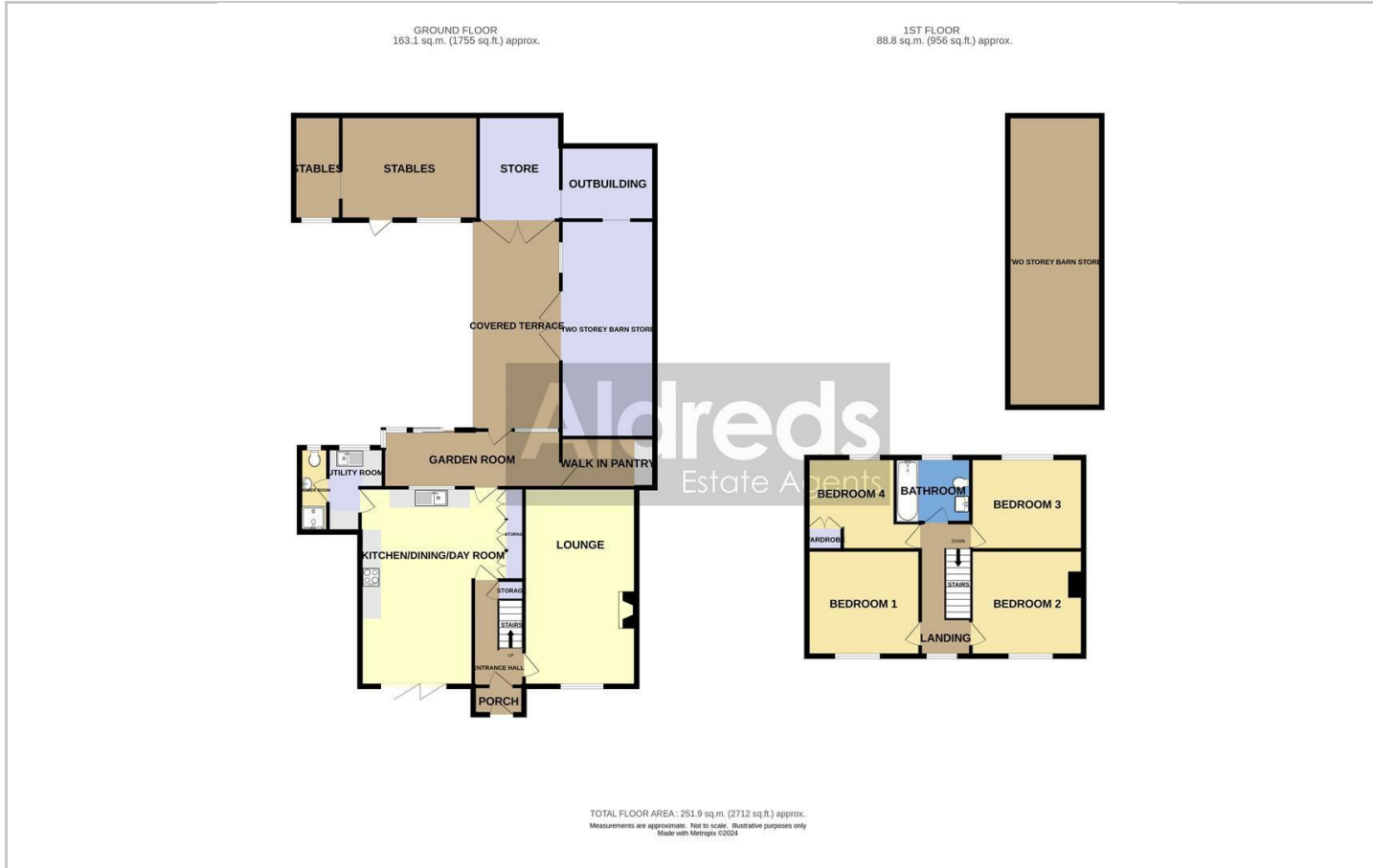
Ormesby St Margaret and the adjoining Ormesby St Michael are Broadland villages approximately 5 miles from Great Yarmouth * There is a Post Office * Community Centre * Chip Shop * Indian Restaurant * Public House * Garage * Pharmacy * Medical Centre * First and Middle schools * A school bus service takes older children to the High schools at Martham * Eastern Counties bus service operates to the City of Norwich.

Directions

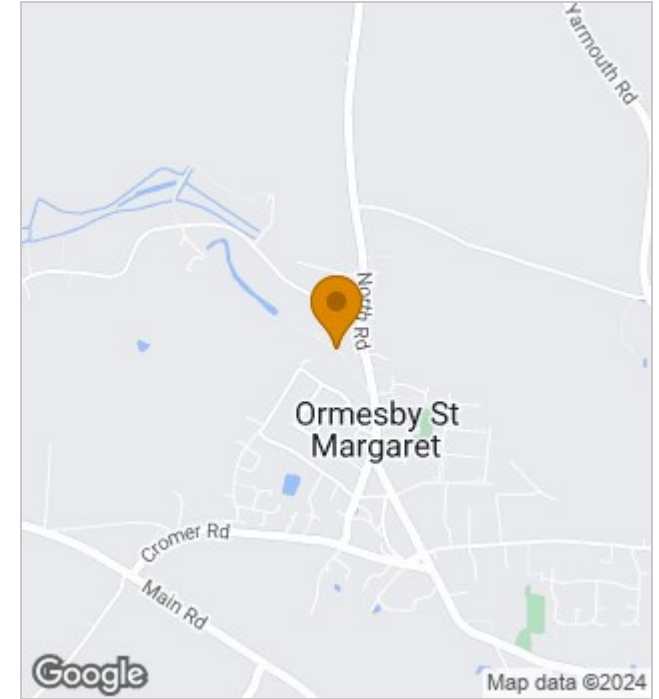
From the Yarmouth office head north along A149 Caister Road, continue past the Yarmouth Stadium, at the roundabout turn left onto the Caister Bypass, at the next roundabout turn left into Norwich Road, at the next roundabout turn right onto the A149 Cromer Road, continue for approximately one and a half miles, turn right and follow the sign into Ormesby St Margaret, at the village pharmacy turn left into West Road and continue along and on in to North Road. Take the third turning on the left in to Private Road where the property can be found immediately on the right hand side.

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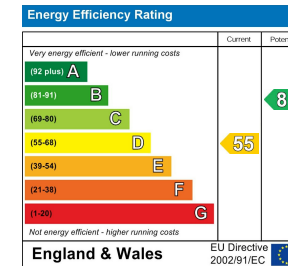
Floor Plans



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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