

**Aldreds**  
Estate Agents



1 Horsey Road, West Somerton, NR29 4DW

£275,000



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£275,000

# 1 Horsey Road

West Somerton, Great Yarmouth, NR29 4DW

- Spacious Extended Semi Detached House
- Three Bedrooms & Two Receptions
- Wonderful Rural Village Location
- Selection Of Outbuildings
- Lovely Open Farmland Views
- Ex Local Authority
- Oil Fired Central Heating
- Generous Garden With Off Road Parking
- Lots Of Potential For Further Improvement
- Offered With No Onward Chain

Aldreds are delighted to offer this well located ex local authority house, situated in the sought after rural village of West Somerton. Benefitting from a two storage extension, this spacious family home offers accommodation including an entrance hall, lounge, dining room, kitchen/breakfast room, bathroom and three first floor double bedrooms. A particular feature of the property is the generous mature garden extending to the side with wonderful open farmland views available to the front and rear. The property offers oil fired central heating, uPVC sealed unit double glazing, driveway parking with garage and a selection of garden buildings. Offered with no onward chain, early internal viewing is highly recommended to appreciate.



## Entrance Hall

Part glazed uPVC entrance door, power point, stairs to the first floor landing, door giving access to;

## Lounge 13'10" at max x 9'8" (4.22m at max x 2.97m)

Window to front aspect, fireplace with timber surround and tiled inset, power points, television point, radiator, thermostat, door giving access to;

## Dining Room 16'11" at max x 10'0" (5.18m at max x 3.05m)

Window to side aspect, under stair cupboard, radiator, telephone point, power points, fireplace with fitted cupboards to side, inward facing window to kitchen/breakfast room, door to;





**Kitchen/Breakfast Room 17'4" x 10'4" reducing to 6'11" (5.3m x 3.16m reducing to 2.12m)**

Window to rear aspect, part glazed composite door to side, range of fitted kitchen units with rolled edge work surface and tiled splash back, stainless steel sink drainer with mixer tap, power points, electric cooker point, cupboard housing oil fired boiler for hot water and central heating, alcove space for fridge-freezer, plumbing for washing machine, door giving access to;

### **Bathroom**

Side facing obscure glazed window, panelled bath with shower screen and shower over, hand wash basin in a fitted storage unit, low level w.c., radiator, built in cupboards.

### **First Floor Landing**

Window to side aspect, loft access, doors leading off;

**Bedroom 1 17'0" reducing to 13'10" x 9'8" (5.2m reducing to 4.22m x 2.96m)**

Window to front aspect allowing an attractive farmland view, power points, television point.

### **Directions**

From Aldreds Stalham office proceed towards Great Yarmouth along the A149, proceed through the village of Repps with Bastwick, following the signs for Martham, turn left onto Repps Road, Martham, continue into the village centre, proceed past the pond and village green and continue as the road runs into White Street turning to the left and then Somerton Road as the road turns to the right. Proceed out of Martham, passing Flegg High School on the left and continue into West Somerton. At the Junction beside the old Lion Public house, continue to the left onto Horsey Road, where the property can be found a short way along on the right hand side, located by our 'For Sale' board, just before the left hand bend in the road.



### Bedroom 2 10'0" x 9'6" (3.05m x 2.91m)

Rear facing window allowing a far reaching view, radiator, power points.

### Inner Landing

Built-in cupboards, airing cupboard housing hot water cylinder with immersion heater, door giving access to;

### Bedroom 3 10'4" x 9'5" (3.15m x 2.88m)

Window to rear aspect, power points, radiator, tv point.

### Outside

The property occupies a tremendous plot with lovely mature gardens extending to side and rear, with a selection of mature tree planting and shrubbery and spacious off road parking via driveway. The garden incorporates a garage, summerhouse, workshop, shed and greenhouse with a uPVC oil storage tank.

### Tenure

Freehold.

### Services

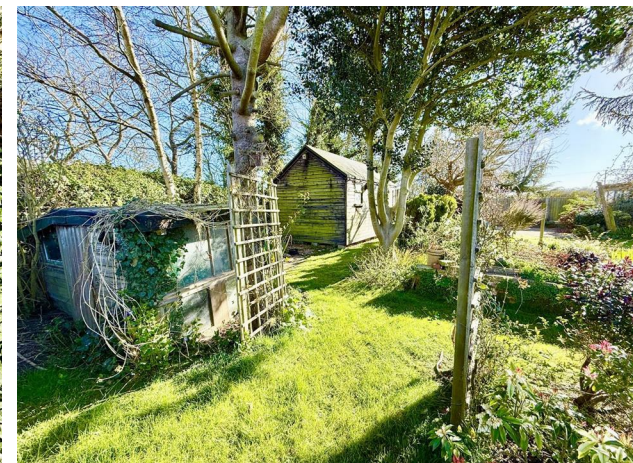
Mains water, electric and drainage via shared septic tank with the adjoining neighbour.

### Location

West Somerton is an lovely, unspoilt village ideal fo those wanting to be near the coast and the Norfolk Broads network. Located approximatley 8 miles to the North of Great Yarmouth and 22 miles to the east of the Fine City of Norwich. The village offers the round-towered St Mary's Church, a Village Hall and the picturesque village Staithe on the very upper reaches of the River Thurne. A good range of amenities, shops and all levels of schools are available in nearby Martham.

### Reference

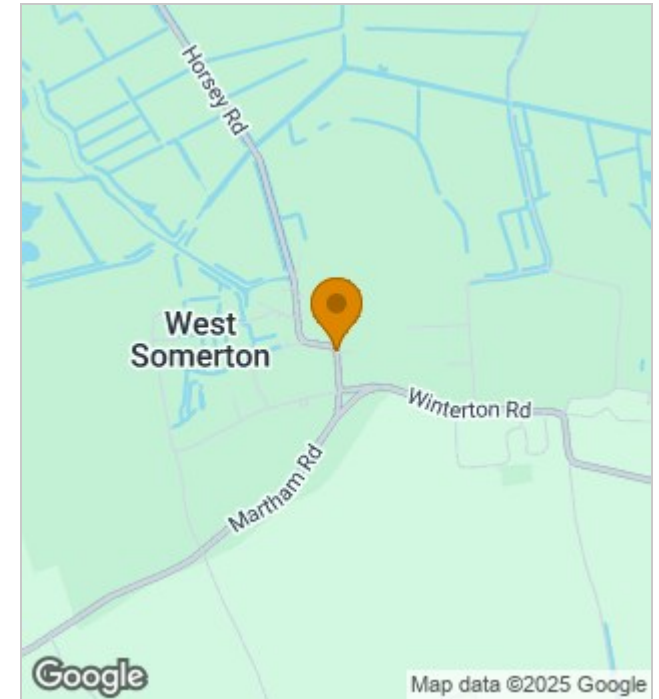
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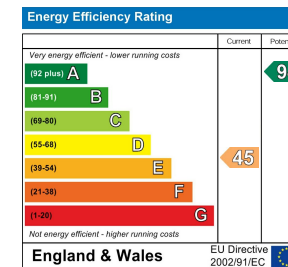
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

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