



**West Road, Ormesby Great Yarmouth NR29 3RJ**



**welcome to**

**West Road, Ormesby Great Yarmouth**

**\*\*NEW TO MARKET\*\*** Three bedroom detached bungalow in the highly sought after village of Ormesby. This property is perfect for all types, families or those looking to downsize.



### Front Exterior

An aesthetically pleasing front exterior, a sturdy timber fence outlines the boundary, complemented by elegant wrought iron gates that provide secure access. Surrounding the perimeter, mature trees create a natural shield, enhancing privacy and a touch of greenery to the landscape. The expansive gravel driveway is designed for practicality, allowing ample space for multiple vehicles. In one corner of the property, a charming sheltered pergola furnished with seating, an ideal spot for relaxing or enjoying a morning coffee. Additionally, side gates offer access to the rear of the property.

### Lounge

15' 9" x 10' 5" ( 4.80m x 3.17m )

A cosy living area, comprising of double glazed window to front aspect, radiator, carpeted flooring, ceiling light, coved ceiling, wall sockets, TV point and beautiful feature brick built fireplace with open fire, oak beam and brick harth .

### Dining Room

9' 6" x 12' 1" ( 2.90m x 3.68m )

Double glazed windows to rear and side and uPVC door to rear aspect, allowing access to rear garden. Carpeted flooring, radiator, and 2 x hanging pendant light fixtures

### Kitchen

11' 10" x 11' 2" Max ( 3.61m x 3.40m Max )

A well-appointed contemporary kitchen, with double glazed window to side aspect. A range of wall and base units and complimentary marble effect worksurfaces over, 1.5 bowl composite sink and drainer with mixer tap, built in electric oven, induction hob and canopied extractor over, space for free standing fridge/freezer, plumbing for washing machine, carpeted flooring, ceiling light, wall sockets

### Bedroom One

11' 4" x 12' 5" ( 3.45m x 3.78m )

Double glazed window to front aspect, carpeted flooring, ceiling light, wall sockets and radiator

### Bedroom Two

8' 9" x 11' 8" ( 2.67m x 3.56m )

Double glazed window to rear aspect, carpeted flooring, ceiling light, wall sockets and radiator

### Bedroom Three

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

Double glazed window to side aspect, carpeted flooring, ceiling light, wall sockets and radiator

### Family Bathroom

An expansive bathroom, with double glazed opaque window to rear aspect, wash hand basin with vanity storage unit, low level W/C, Two person corner jacuzzi/whirlpool bath, shower cubicle with thermostatic rainfall shower attachment, carpeted flooring, 2 x heated towel radiators, inset ceiling spotlights, extractor fan and partially tiled walls

### Rear Garden

A well presented and low maintenance outdoor space, The majority of the garden is paved, creating a seamless surface for gatherings and relaxation. Between the paving stones lies fine shingle, which adds texture. An inviting BBQ area is situated in one corner of the garden, adjacent to this area, you will find a seating area, perfect for family gatherings and a spot to unwind and enjoy the surroundings. You will find a separate lawned area to the side of the garden and mature trees dot the perimeter, offering shade and a sense of seclusion.



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## **West Road, Ormesby Great Yarmouth**

- Detached Bungalow
- Three Bedrooms
- Highly Sought After Village Location
- Ample Off Street Parking
- Large Frontage & Rear Garden

Tenure: Freehold EPC Rating: E

offers in excess of

**£325,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
GTY108997 - 0006

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