



**Oldfield Spruce Avenue, Ormesby Great Yarmouth NR29 3RQ**

**welcome to**

**Oldfield Spruce Avenue, Ormesby Great Yarmouth**

**\*\*NEW TO MARKET\*\*** This beautiful five double bedroom semi detached house in the highly sought after village of Ormesby. This property is perfect for first time buyers or those looking to grow their family. Please call William H Brown Great Yarmouth to arrange your viewing now.



## Agents Note

Heating to the property is served by Heat Sourcing. Please contact the branch for more details.

## Entrance Hall

### Cloakroom

Opapue dogle glazed window to front aspect, W/C, wash hand basin with vanity under, radiator, tiled flooring, and partially tiled walls

### Lounge

28' 2" x 12' 2" ( 8.59m x 3.71m )

A spacious living area, comprising off double glazed window and uPVC patio doors to rear aspect, carpeted flooring, 2 x radiators, 2 x pendant ceiling lights, TV point, wall sockets, coved ceiling and feature log burner with wooden surround and marble heath

### Dining Room

11' 9" x 12' 6" Max ( 3.58m x 3.81m Max )

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

### Kitchen

10' 8" x 8' 7" ( 3.25m x 2.62m )

A modern and well-appointed kitchen, with double glazed window to front aspect. A range of wall and base units and complimentary wood effect worksurfaces over, 1.5 bowl stainless steel sink and drainer with mixer tap, space for dishwasher, space for range oven and free standing American style fridge/freezer, coved ceiling, vinyl flooring, wall sockets, ceiling light and partially tiled walls

### Utility Room

Double glazed window and uPVC door to side aspect, plumbing for washing machine and tumble dryer, space for American style fridge/freezer, ceiling light, built in shelving, and laminate flooring

### First Floor Landing

Carpeted stairs and landing, loft access, and doors allowing access to first floor bedrooms and family

bathroom

### Bedroom One

14' 8" x 12' 2" ( 4.47m x 3.71m )

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

### Bedroom Two

14' 5" x 11' 10" ( 4.39m x 3.61m )

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

### Bedroom Three

11' 11" x 12' 2" Max ( 3.63m x 3.71m Max )

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

### Bedroom Four

12' 3" x 10' 1" Max ( 3.73m x 3.07m Max )

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

### Bathroom

Opaque double glazed window to front aspect, W/C, wash hand basin with vanity unit, panelled bath with mixer tap, radiator, vinyl flooring, radiator, ceiling light

### Bedroom Five

9' 1" x 13' 4" ( 2.77m x 4.06m )

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

### Shower Room

Opaque double glazed window to front aspect, corner shower cubicle, with thermostatic shower, combination unit with W/C, and wash hand basin, ceiling spotlights, tiled flooring, radiator



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## Oldfield Spruce Avenue, Ormesby Great Yarmouth

- Five Double Bedrooms
- Two Bathrooms
- Large Living Space
- Ample Off Street Parking & Garage
- Sought After Village Area

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers over

**£400,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
GTY109065 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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