



**Low Barn Old Coast Road, Ormesby Great Yarmouth NR29 3QH**

**welcome to**

**Low Barn Old Coast Road, Ormesby Great Yarmouth**

\*GUIDE PRICE £500,00 - £550,000\* Beautifully positioned detached barn, offering contemporary & spacious living accommodation, set within a rural location.



### Front Exterior

An aesthetically pleasing front exterior, the ground is primarily covered with finely coloured shingle, and acts as a driveway, offering ample off road secure parking. Adjacent is a generous lawned area, adorned with small borders that enhance the overall charm, planted with an array of vibrant plants, mature trees and shrubs. To one side of the house a large paved patio area, serves a peaceful enclave, perfect for enjoying the surroundings.

### Entrance Hall

A welcoming and spacious entrance hall, comprising of double entrance door and window to front aspect. Wood laminate flooring, ceiling light, wall sockets, radiator, and three built in storage cupboards

### Cloakroom

Double glazed opaque window to side aspect, low level W/C, wash hand basin with vanity under, radiator, ceiling light, tiled flooring

### Lounge

16' 9" x 15' 11" Max ( 5.11m x 4.85m Max )

A bright living area, perfect for relaxing as a family, with double glazed windows to rear and side and patio doors to side aspect. Carpeted flooring, coved ceiling, TV point, radiator, wall sockets, and lovely feature brick built fireplace with oak mantel beam, logburning stove and tiled hearth

### Dining Room

9' 3" x 12' 3" ( 2.82m x 3.73m )

A beautiful dining area, with original beamed partition, opening into the hallway. Double glazed window to side aspect. wood laminate flooring, wall sockets, radiator, coved ceiling, and dining table with feature pendant hanging lights

### Kitchen

15' 6" Max x 15' 10" Max ( 4.72m Max x 4.83m Max )

A modern and well-appointed bespoke kitchen, with patio doors to side and 2 x double glazed windows to side aspect. A range of wall and base units with complimentary marble effect worksurfaces over,

ceramic sink and drainer with mixer taps, built in double oven, induction hob, and extractor over, plumbing for dishwasher, integrated fridge/freezer, inset ceiling spotlights, wall sockets, radiator, small breakfast bar, laminate flooring, door with access to walk in pantry/store room and a further door with access to...

### Utility Room

8' 9" x 5' 8" ( 2.67m x 1.73m )

Door to side aspect, wall and base units with worktop over, tiled splashback, stainless steel sink and drainer with mixer taps, plumbing for washing machine and tumble dryer, laminate flooring, coved ceiling, ceiling light, and wall sockets

### Master Bedroom

19' 1" x 15' 10" Max ( 5.82m x 4.83m Max )

Double glazed window to front and rear aspect, carpeted flooring, ceiling light, coved ceiling, 2 x radiators and door with access to..

### En-Suite Shower Room

Double glazed opaque window to front aspect, low level W/C, wash hand basin, built in shower cubicle with thermostatic rainfall shower, tiled flooring, partially tiled walls, inset ceiling spotlights and vertical radiator

### Bedroom Two

10' 4" Max x 12' 4" ( 3.15m Max x 3.76m )

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

### Bedroom Three

8' 1" x 10' 7" ( 2.46m x 3.23m )

Currently used as a study.

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

### Family Bathroom

A modern bathroom suite, with double glazed opaque window to rear aspect. Traditional roll top bath with chrome taps and feet with adjustable

shower attachment, large walk in shower with chrome thermostatic rainfall shower, W/C, wash hand basin with vanity under, traditional heated towel radiator, laminate flooring, coved ceiling, ceiling light and extractor fan

### Garage

16' 8" x 16' 6" Max ( 5.08m x 5.03m Max )

### Rear Garden

An expansive rear garden, enclosed by sturdy brick post fencing that provides an added sense of privacy and security. The garden is primarily laid to lawn, inviting gatherings with plenty of space for outdoor dining and entertaining. Surrounding the perimeter, mature trees and add character and complement the landscape. A small storage shed provides a space for gardening tools and outdoor equipment. Additionally a brick-and-timber wood store sits thoughtfully within the space and serves a functional purpose. A charming picket fence allows for easy entry and exit to the front of the property



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## **Low Barn Old Coast Road, Ormesby Great Yarmouth**

- Three Bedroom Detached Barn
- Nestled Within a Picturesque Setting
- Beautifully Presented Throughout and High Spec Finishes
- Expansive Front and Rear Gardens
- Large Garage & Driveway for Ample off Road Parking

Tenure: Freehold EPC Rating: D

Council Tax Band: E

guide price

**£500 000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
GTY109189 - 0005

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