





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



welcome to

Low Barn Old Coast Road, Ormesby Great Yarmouth

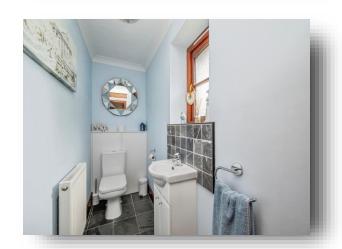
GUIDE PRICE £500,00 - £550,000 Beautifully positioned detached barn, offering contemporary & spacious living accommodation, set within a rural location.













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 boarders 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 heath

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 spashback, 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 ans serves a functional purpose. A charming picket fence allows for easy entry and exit to the front of the property





welcome to

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

f500 000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/GTY109189



Property Ref: GTY109189 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





01493 331144



greatyarmouth@williamhbrown.co.uk



3 Hall Quay, Great Yarmouth, Norfolk, NR30 1HX



williamhbrown.co.uk

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.