









welcome to

Conifer Close, Ormesby GREAT YARMOUTH

A beautifully presented 4-bedroom detached home set on a generous corner plot in a sought-after village location. Features include a spacious driveway, garage, and well-maintained interiors - ready to move straight into. Ideal for families seeking space, comfort, and a peaceful setting.













Entrance Porch

Tiled flooring, built in cupboard

Cloakroom

Tiled flooring, W/C, double glazed window to rear aspect.

Study

8' 2" x 12' 5" (2.49m x 3.78m)

Laminate flooring, double glazed window to rear aspect, radiator.

Lounge

15' 1" x 19' 6" (4.60m x 5.94m)

Double glazed window to front and rear aspect, carpet, radiator, log burner.

Kitchen

20' 8" x 9' 1" (6.30m x 2.77m)

Double glazed window to rear aspect, variety of wall & base units, tiled flooring, sink and drainer, radiator, cooker hood, intergrated dishwasher, airing cupboard, sky light.

Utility Room

9' 3" x 7' 2" (2.82m x 2.18m)

Double glazed window to rear aspect, electric radiator, wall & base units, tiled flooring, sink, door leading to rear garden.

Bedroom One

12' 9" x 11' 7" (3.89m x 3.53m)

Double glazed bay window to front aspect, laminate flooring, radiator.

Reception Room/Bedroom Two

8' 8" x 9' 10" (2.64m x 3.00m)

Double glazed window to front aspect, carpet, radiator.

First Floor Bedroom Three

9' 1" x 13' 2" (2.77m x 4.01m)

Double glazed window to rear aspect, radiator, carpet, built in wardrobe.

Bedroom Four

12' 7" Max x 8' 10" Max (3.84m Max x 2.69m Max) Doube glazed window to front aspect, radiator, carpet.

Bathroom

Double glazed window to side aspect, vinyl flooring, radiator, W/C, wash hand basin, bath with overhead shower.

Rear Garden

Large garden mainly laid to lawn, large patio area with two summerhouses, various shrubbery.





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Conifer Close, Ormesby GREAT YARMOUTH

- Four Bedrooms
- Large Corner Plot
- Parking For Ample of Cars
- Solar Panels
- Double Garage

Tenure: Freehold EPC Rating: D

Council Tax Band: D

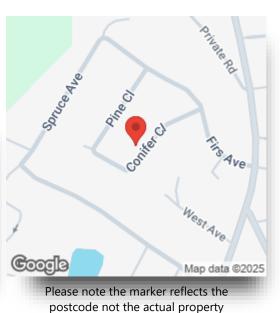
guide price

£325,000









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Property Ref: GTY109386 - 0004 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.





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