



Yarmouth Road, Ormesby Great Yarmouth NR29 3TD

welcome to

Yarmouth Road, Ormesby Great Yarmouth

****GUIDE PRICE £375,000 TO £400,000**** Four bedroom detached house, which would make a perfect family home. Within the desirable village of Ormesby.



Front Exterior

The front exterior of this property excudes aesthetic appeal. A fully paved concrete driveway to the side of the property, allows for secure off road parking, for upto three vehicles, infront of double garage with up and over door. A small paved pathway leads you to the front entrance, with two well maintained lawned areas to either side

Entrance Hall

A welcoming entrance hall, comprising of uPVC double glazed door to front aspect. Wood laminate flooring, radiator, ceiling light, carpeted stairs to first floor landing and doors allowing access to ground floor reception rooms

Dining Room

10' 6" x 9' 10" (3.20m x 3.00m)

A versitile space, that could be utilised as a home study, dining room/play room or downstairs bedroom.

Double glazed windows to front and side asoect. Carpeted flooring, ceiling light, wall sockets, TV poiint and radiator

Lounge

13' 1" x 10' 6" (3.99m x 3.20m)

Double glazed window to front aspect. Carpeted flooring, TV point, radiator, ceiling light, wall sockets

Open Plan Kitchen/Dining Room

20' x 8' 6" (6.10m x 2.59m)

A modern, and well-appointed kitchen and dining room. Double glazed window to rear, and uPVC patio doors, giving access to conservatory.

A range of wall and base units, with complimentary wood effect worksurfaces over, 1.5 bowl stainless steel sink and drainer with mixer taps, built in electric oven, gas hob and stainless steel extractor over, integrated firdge/freezer and dishwasher, LED spotlighting, additional pendant ceiling lgiht, wall sockets, partially tiled walls, radiator, wood effect laminate flooring, and door to...

Utity Room

5' 2" x 6' 1" (1.57m x 1.85m)

Double glazed uPVC door to side aspect. Wall and base units, complimentary wood effect worksurfaces over, space and plumbing for washing machine, wall sockets, LED spotlighting, wood effect laminate flooring, and partially tiled walls.

Downstairs Cloakroom

Corner wash hand basin, W/C, radiator, wood effect laminate flooring, and partially tiled walls

Conservatory

8' 10" x 7' 10" (2.69m x 2.39m)

uPVC and brick-built conservatory, with double glazed wrap around windows, and French patio doors, allowing direct views and access of rear garden. Wood effect lamiante flooring,

First Floor Accommodation

Master Bedroom

11' 2" x 10' 10" (3.40m x 3.30m)

Double glazed window to rear aspect. Carpeted flooring, ceiling light, wall sockets, TV point, radiator, and door to..

En-Suite Shower Room

Opaque double glazed window to rear aspect. Wash hand basin, W/C,, enclosed shower cubicle, with thermostatic shower attachment, vinyl flooring covering, LED spotlighting, extractor fan, and radiator

Bedroom Two

9' 10" x 8' 10" (3.00m x 2.69m)

Double glazed window to front aspect. Carpeted flooring, ceiling light, wall sockets, radiator, and TV point

Bedroom Three

12' 2" x 11' 6" (3.71m x 3.51m)

Double glazed window to front aspect. Carpeted flooring, ceiling light, wall sockets, ceiling light, radiator, and TV point

Bedroom Four

8' 2" x 7' 7" (2.49m x 2.31m)

Double glazed window to front aspect. Carpeted flooring, ceiling light, wall sockets, radiator, and TV point

Family Bathroom

Opaque double glazed window to side aspect. Panelled bath with electric shower attachment over, W/C, wash hand basin, partially tiled walls, LED spotlighting, Vinyl floor covering, extractor fan and radiator

Rear Garden

A stunning landscaped, rear garden, fully enclosed by a robust timber and brick-wall boundary, providing added privacy. Decorative lawned areas, create a perfect canvas or relaxation, family activities and recreation. Adjacent is an immaculate large porcelain paved patio area that outlines the space beautifully and serves the ideal spot for outdoor gatherings and enjoying the surroundings. An additional raised decking area to the rear boasts addiitonal seating. For added convenience, the garden includes gated access providing for easy entry and exit. Cold water tap and outdoor lighting



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welcome to

Yarmouth Road, Ormesby Great Yarmouth

- Exquisite 4 Bedroom Detached Family Home
- Beautifully Presented Throughout, with High Spec Finishes
- Expansive Landscaped Garden
- Ready to be Enjoyed by its New Owners
- Open Plan Kitchen and Dining Room

Tenure: Freehold EPC Rating: B

Council Tax Band: D

guide price

£375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
GTY109593 - 0003

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