

Aldreds
Estate Agents

12 Fritton Close

Ormesby, Great Yarmouth, NR29 3SF

Offers In Excess Of £250,000

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12 Fritton Close

Ormesby, Great Yarmouth, NR29 3SF

Aldreds are pleased to offer this modernised and tastefully presented detached bungalow on a generous plot with a southerly facing rear aspect in this quiet cul de sac location. This attractive and well maintained property would make an ideal retirement home with accommodation comprising of an entrance hall, living room, modern kitchen/breakfast room with built in appliances, quality fitted bathroom and two double bedrooms. Outside there are established gardens, driveway parking and a garage. The property also benefits from LPG heating and double glazed windows. An early viewing is recommended.

Entrance Hall

Part double glazed composite entrance door, access to part boarded loft space, cloaks storage cupboard housing the electric meter, airing cupboard with LPG boiler and additional adjacent storage cupboard, engineered wood flooring, radiator, doors leading off to:

Living Room

14'0" x 11'0" (4.27 x 3.35)

Full width double glazed window with fitted blinds to front aspect, radiator, wall mount tv point, engineered wooden flooring.

Kitchen/Breakfast Room

Re-fitted with a quality white gloss finish kitchen with wall and matching base units with wood effect work surfaces over, single drainer stainless sink unit, space and plumbing for a washing machine, integrated dishwasher, fridge freezer, built in double oven, four ring induction hob and overhead extractor hood, breakfast bar, part tiled walls, engineered wooden flooring, double glazed French doors with blinds to rear, radiator, part double glazed pvc side entrance door and double glazed window.

Bedroom 1

8'8" x 9'9" (2.64 x 2.97 (2.63 x 2.96))

Plus recess with a mirror fronted wardrobe cupboard, radiator, fitted carpet, wall mount tv point, double glazed window to rear with fitted blinds.

Bedroom 2

8'7" x 8'10" (2.62 x 2.69)

Double glazed window to front aspect with fitted blinds, radiator, fitted carpet.

Bathroom

5'6" x 5'1" (1.70 x 1.56)

Re-fitted with a quality white suite comprising panelled bath with shower mixer tap and electric shower, tiled walls and polished tiled flooring, wall mounted vanity unit with circular basin and adjacent low level wc with concealed cistern, extractor fan and spot lights, chrome towel rail/radiator, frosted double glazed window to rear aspect.















Outside

To the front of the property is a lawned garden with gate to side entrance. Adjacent driveway providing off street parking and leading to the attached single garage 5.69m x 2.17m with up and over door, power and lighting, double glazed window and pvc personal door to side. Immediately to the rear of the property is a paved suntrap terrace to take advantage of the southerly facing aspect, outside tap. Beyond is a lawned garden with side borders and an additional timber decked seating area. At the bottom of the garden are two sheds and a small summerhouse. The rear garden is fully enclosed and compliments this attractive property.

Tenure

Freehold.

Services

Mains Water, Electricity and Drainage

Council Tax

Great Yarmouth Borough Council Band 'C'

Location

Ormesby St Margaret and the adjoining Ormesby St Michael are Broadland villages approximately 5 miles from Great Yarmouth * There is a Post Office * Community Centre * First and Middle schools * A school bus service takes older children to the High schools at Martham * Eastern Counties bus service operates to the City of Norwich.

Directions

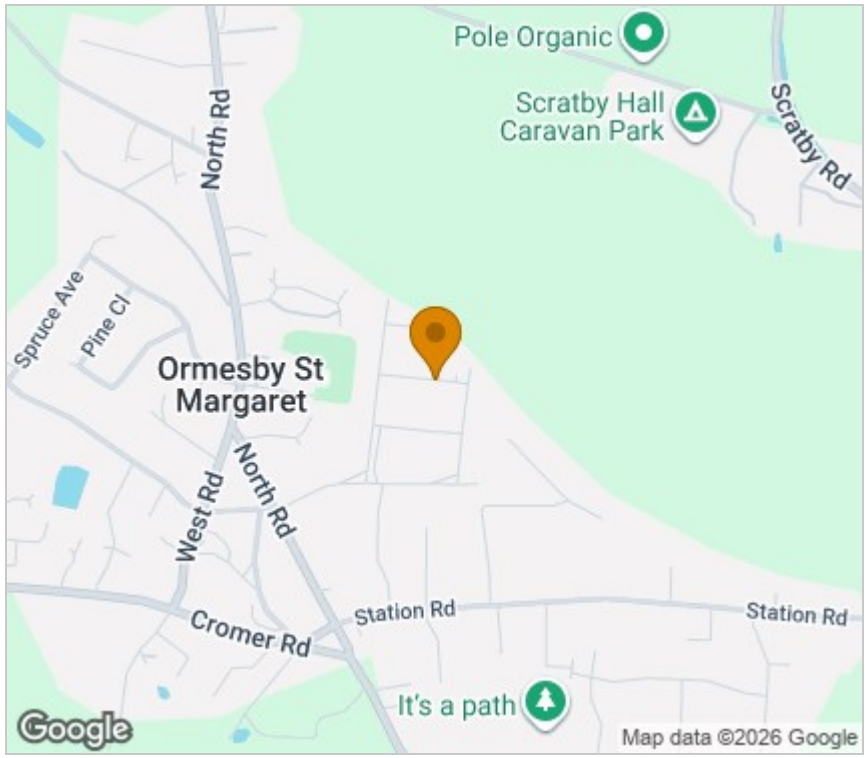
On arriving in the village of Ormesby on the Yarmouth Road, turn right then left into North Road, continue a short way, turn right into Ranworth Drive, take the first turning left into Barton Way, take the second turning right into Fritton Close where the property can be found on the right hand side with a 'For Sale' board displayed.

Ref: Y12879/10/26/CF

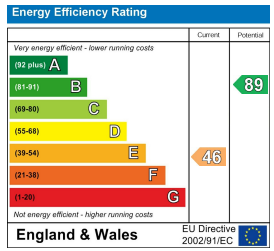
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Aldreds Great Yamouth Office on 01493 844891
if you wish to arrange a viewing appointment for this property or require further information.

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