

**Aldreds**  
Estate Agents



1 Fritton Close

Ormesby, Great Yarmouth, NR29 3SF

£235,000



## 1 Fritton Close

Ormesby, Great Yarmouth, NR29 3SF

Aldreds are pleased to offer this spacious detached bungalow located on a generous corner plot in a cul de sac location. The property would ideally suit as a retirement property with further scope to extend the layout if required with accommodation comprising of an entrance lobby, lounge, kitchen/dining room, inner hallway, three bedrooms and a wet room. Outside there are established gardens, driveway and garage. The property also benefits from double glazed windows, electric heating and is offered chain free.

### Entrance Lobby

Part double glazed pvc entrance door with double glazed side screen, meter cupboard, door to:

### Lounge

12'9" x 12'5" (3.90 x 3.81)

Double glazed window to front aspect, television point, night storage heater, door to:

### Inner Hallway

Airing cupboard, access to the loft space, night storage heater, doors leading off to:

### Kitchen/Dining Room

17'3" maximum x 11'1" maximum (5.26 maximum x 3.39 maximum)

Fitted kitchen with wall and matching base units, electric cooker point, single drainer stainless steel sink unit, part tiled walls, space and plumbing for a washing machine, double glazed window to side aspect, glazed window and door to covered side entrance.

### Bedroom 1

10'7" x 7'11" (3.25 x 2.43 )

Plus recess with built in wardrobes, double glazed window to rear aspect.

### Bedroom 2

9'6" x 8'5" (2.92 x 2.58)

Plus door recess, sliding double glazed patio doors to rear, night storage heater.

### Bedroom 3

10'6" x 6'10" (3.22 x 2.09)

Including fitted wardrobes, double glazed window to rear aspect.





### Wet Room

6'11" x 5'2" (2.11 x 1.60)

White suite comprising tiled shower area with electric shower and waterproof floor membrane, low level wc, pedestal wash basin, electric fan heater, extractor fan, frosted double glazed window to side aspect.

### Outside

The bungalow sits on a raised corner plot with an established lawned garden to front aspect, resin driveway providing parking and access to the attached garage. At the rear is a private generous established garden with a timber shed.

### Tenure

Freehold

### Services

Mains water, electric and drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'A'

### Location

Ormesby is a Broadland village 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.

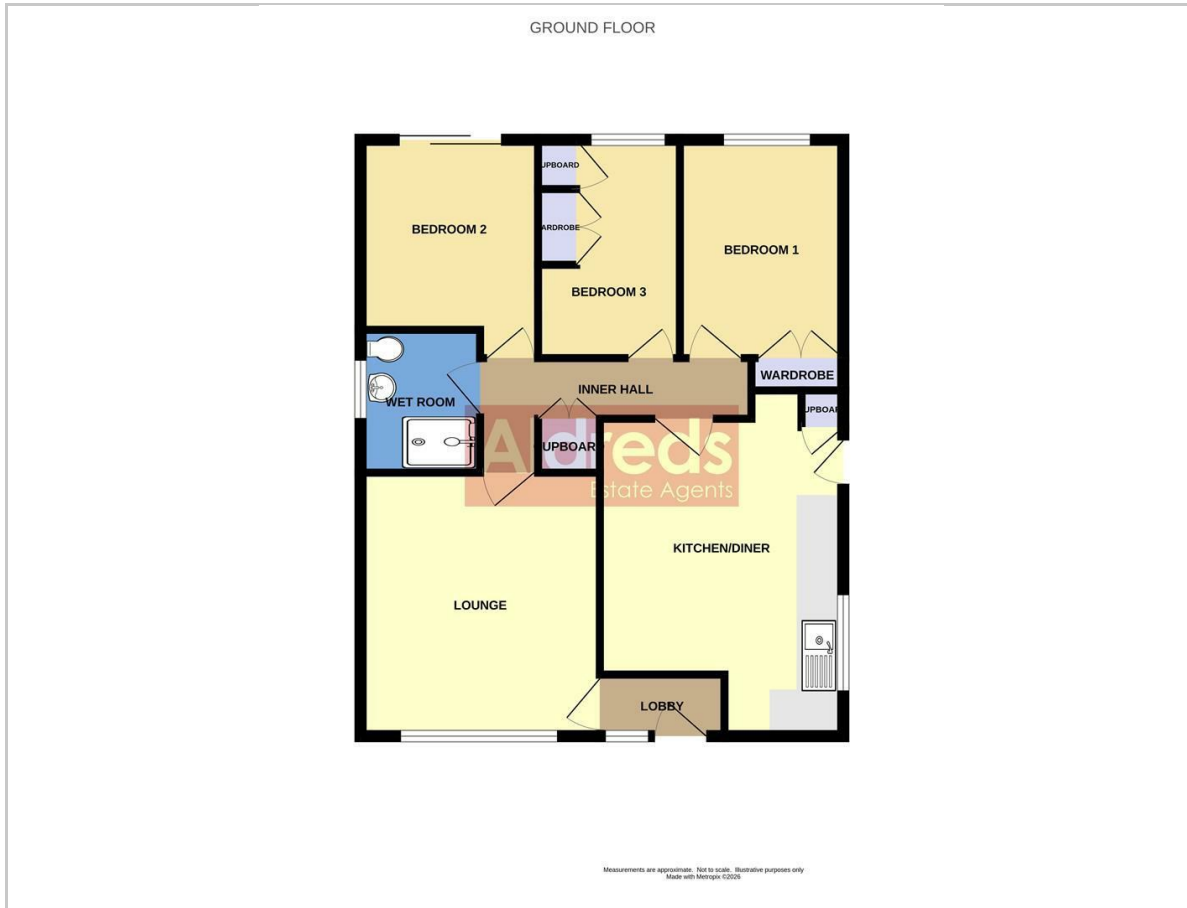
### Directions

From the Yarmouth office head north along the A149 Caister Road, continue past the Yarmouth Stadium, at the roundabout turn left onto the Caister Bypass, continue over the next roundabout into Jack Chase Way, continue over the next roundabout into Scratby Road, continue into Yarmouth Road, turn left staying on Yarmouth Road, continue over the crossroads with The Street into Waters Lane and follow on in to Martham Road. After a couple of hundred yards turn right at the forked junction in to North Road, turn right into Ranworth Drive and left in to Barton Way. After a couple of hundred yards take the second right in to Fritton Close.

Ref: Y12747/05/26/CF



## Floor Plan



## Viewing

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

### Disclaimer

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## Area Map



## Energy Efficiency Graph



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