

OFFERS IN EXCESS OF

**£375,000**



[View this property on one-estates.co.uk](https://www.one-estates.co.uk)

## **20 Bracecamp Close, Ormesby, Great Yarmouth, NR29 3PR**

- **LARGE EXECUTIVE DETACHED FAMILY HOME**
- **LPG CENTRAL HEATING**
- **DOUBLE GARAGE & DRIVEWAY**
- **FOUR BEDROOMS**
- **SOUGHT AFTER CUL-DE-SAC**
- **BEAUTIFUL REAR GARDEN**
- **LARGE KITCHEN DINER**
- **1,200 SQ OF LIVING**
- **MASTER ENSUITE**
- **MAY REQUIRE SOME AREAS OF MODERNISATION**

**SUCCESSFULLY SELLING RIGHT ACROSS THE EAST COAST**

# ACCOMMODATION

## GROUND FLOOR

### Entrance Hall

Enter through the modern composite front door, the carpeted staircase leads you up to all first-floor rooms and doors lead of to the Lounge, Kitchen and

### Cloakroom WC 2.13m x 1.00m (7' x 3' 3")

A suite comprises of a low-level loo and wash hand basin, there's also a radiator and opaque uPVC sealed unit double glazed window.

### Lounge 17' 6" x 11' 6" (5.33m x 3.50m)

A lovely, large lounge is entered from the hallway. A beautiful brick fireplace with a multi-fuel burner is the feature of the room. Sliding patio doors lead to the rear garden, fitted carpet underfoot, uPVC sealed unit double glazed window and a radiator is also featured.

### Kitchen Diner 23' 1" x 10' 6" (7.04m x 3.20m)

The Kitchen Diner features a range of base and wall units fitted to two walls complete with modern white doors and drawers and a real wood worktop over. Two uPVC sealed unit double glazed windows allow beautiful views over the rear Garden, and a stainless-steel sink is also featured. Integrated appliances include a hob with extra over and oven below while vinyl flooring is laid and radiator also features. A door leads you in to ...

### Utility 7' 1" x 6' 5" (2.17m x 1.96m)

A range of wall and base units are available along with a stainless-steel sink with space and plumbing for a washing machine and tumble dryer. Your back door leads to the rear garden.

## FIRST FLOOR

### Landing

A uPVC sealed unit double glazed window attracts plenty of daylight, a cupboard houses the Combi boiler and doors lead off to all first-floor rooms.

### Master Bedroom 14' 8" x 9' 10" (4.47m x 3m)

A uPVC sealed unit double glazed window looks over the rear Garden, a sumptuous carpet and radiator included. A door to ..

### Ensuite 7' 6" x 5' 6" (2.28m x 1.67m)

A suite comprises of a fully boarded shower cubicle, vanity sink and low-level loo. There's also a uPVC window, radiator and tiled floor.

### Bedroom 2 12' 4" x 9' 8" (3.77m x 2.94m)

uPVC sealed unit double glazed window, fitted carpet and radiator.

### Bedroom 3 10' 11" x 7' 10" (3.32m x 2.39m)

uPVC sealed unit double glazed window, fitted carpet and radiator.

### Bedroom 4 9' 1" x 7' 8" (2.77m x 2.34m)

uPVC sealed unit double glazed window, fitted carpet and radiator.

### Family Bathroom 7' 5" x 5' 7" (2.26m x 1.70m)

A suite comprising of a panel bath with shower over, pedestal sink and low level WC. There's also a vinyl floor covering, radiator and uPVC sealed unit double glazed window.

## OUTSIDE

### Front Garden and Driveway

Your good sized driveway can easily park two vehicles and leads up to your Double Garage. The Garage features power, light and a personal door.

### Rear Garden

To the rear there is a huge enclosed rear Garden mainly laid to lawn with plenty of mature trees shrubs and planting. Perfect for the keen gardener, stunning wildlife and a safe haven for kids to play.

### Council Tax

GY Borough Council Band E

## SUMMARY

This property currently has tenants living there, however the property will be sold with vacant possession.

Though the property is very well organised and clean, it would benefit from some modernisation upgrades throughout.

*Please note: All photos shown in this marketing were taken before the current tenants started their tenancy. Viewing recommended.*

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

# AN EXECUTIVE FAMILY HOME set in BEAUTIFUL GARDENS

## 4 BEDROOMS, ENSUITE

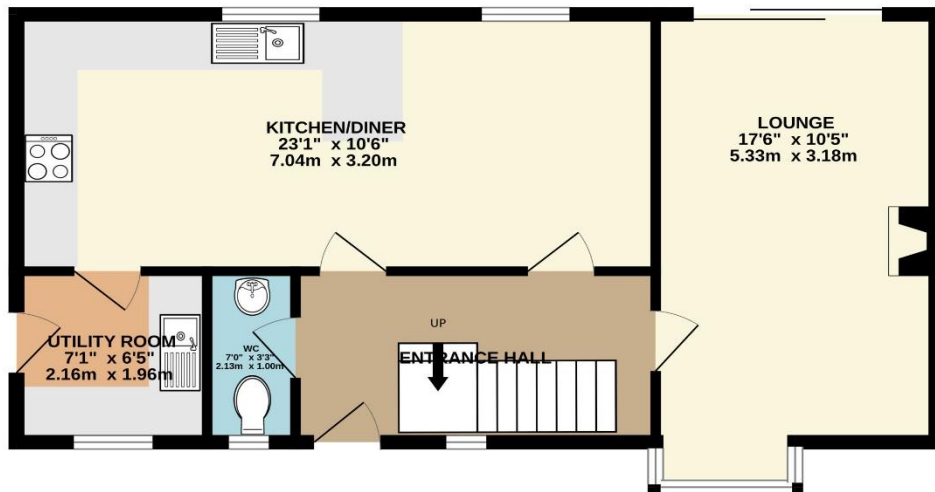
We are delighted to offer FOR SALE this larger style, four bedroom detached property located on the sought after Bracecamp Close in the Broadland village of Ormesby. Your accommodation comprises of a bay fronted Lounge, Contemporary 'Open-Plan' style Kitchen Diner, separate Utility and Cloakroom on the ground floor, while upstairs, four good size Bedrooms and family Bathroom. Outside, there's a Driveway and double Garage, plus huge rear Gardens.

**LPG GAS CENTRAL HEATING | MAY REQUIRE SOME COSMETIC UPGRADES**

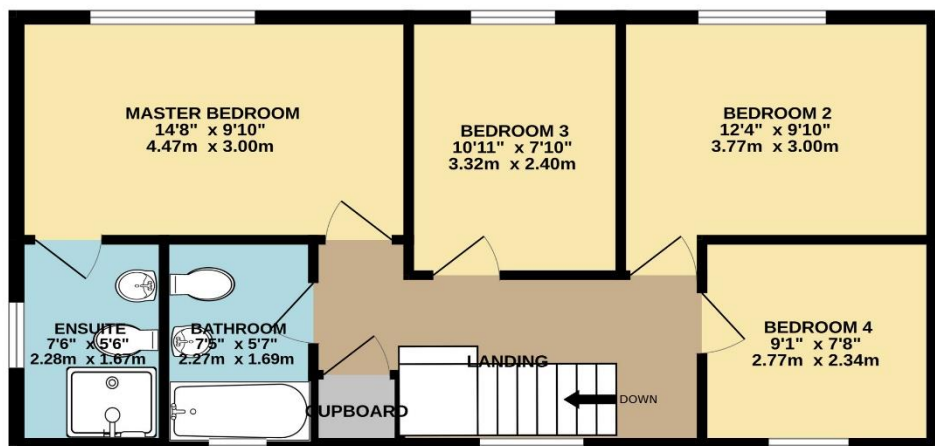
### LOCATION AND AMENITIES

Situated north of Great Yarmouth and east of Norwich, this property is located in the lovely parish of Ormesby St Margaret, perfect for exploring the coast and the Norfolk Broads. The area offers a range of local schools, pubs/restaurants, doctors and dental surgery as well as a variety of privately owned businesses.

**Contact: STEVE NEWSHAM | Phone: 01493 658854 | Email: [steve@one-estates.co.uk](mailto:steve@one-estates.co.uk)**



1ST FLOOR  
596 sq.ft. (55.4 sq.m.) approx.



20 BRACECAMP CLOSE, ORMESBY

TOTAL FLOOR AREA : 1199 sq.ft. (111.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2023