



Bycroft Estate Agents

Petritoli Main Road

Ormesby
Great Yarmouth
NR29 3LW

Asking Price Of **£465,000**
Freehold

Individual Detached Bungalow
Three Bedrooms
Driveway & Garage
Generous Garden
Popular Village Location
Oil Fired Central Heating





GENEROUS GARDEN, NON-ESTATE LOCATION Bycroft Estate Agents present this individual detached bungalow occupying a generous plot within the popular Broadland village of Ormesby St Michael. Offering three bedroom accommodation with fitted shower room and separate wc, welcoming entrance hallway, spacious sitting room/ dining room, kitchen, utility room, inner hallway and conservatory.

The property benefits from double glazing to majority of the property and oil fired central heating with gardens to the front and back. The front garden laid mainly to lawn with a driveway area providing ample off road parking giving access to the single garage and a generously proportioned rear garden maintained to a high standard laid mainly to lawn with low maintenance borders and rockery.

Internal inspection is highly recommended to fully appreciate the style and quality of the accommodation on offer.

ENTRANCE HALLWAY

6' 11" x 4' 3" (2.11m x 1.3m) UPVC double glazed door to front, UPVC double glazed window to side; built-in coats cupboard.

SITTING ROOM / DINING ROOM

19' 8" x 17' 11" (5.99m x 5.46m) UPVC double glazed bay window to front; sliding patio door to rear; feature brick wall with inset mirror, open fireplace, tv plinth.

KITCHEN

12' 1" x 7' 10" (3.68m x 2.39m) fitted with a range of wall and base units with roll edge work surfaces over; built-in double electric oven; inset four ring electric hob with cooker hood over; inset 1½ bowl single drainer sink with



mixer tap over; space for fridge freezer; UPVC double glazed window to front and side; tiled splashbacks.

UTILITY ROOM

7' 10" x 5' 4" (2.39m x 1.63m) fitted with a range of base units; inset stainless steel single drainer sink; plumbing for automatic washing machine; space for tumble dryer and fridge freezer; tiled splashbacks; UPVC double glazed window to side; UPVC double glazed door to side.

INNER HALLWAY

10' 11 max" x 6' 4 max" (3.33m x 1.93m) loft access with drop down loft ladder; built-in airing cupboard.

BEDROOM ONE

12' 11" x 10' 4" (3.94m x 3.15m) UPVC double glazed window to rear; built-in wardrobe.

BEDROOM TWO

12' 10" x 8' 10" (3.91m x 2.69m) UPVC double glazed window to side. Sliding door to;

CONSERVATORY

16' 4" x 8' 3" (4.98m x 2.51m) aluminium construction; windows to rear and both side aspects; sliding patio door to rear.

BEDROOM THREE

8' 11 max" x 8' 1 max" (2.72m x 2.46m) built-in wardrobe; UPVC double glazed window to side.

SHOWER ROOM

8' x 5' 6" (2.44m x 1.68m) fitted with a white suite comprising of a pedestal hand wash basin; low level wc; walk-in shower cubicle, sliding shower screen

door and wall mounted shower unit; tiled splashbacks; UPVC double glazed window to side; extractor fan; shaver point.

SEPARATE WC

5' 6" x 2' 5" (1.68m x 0.74m) low level wc; extractor fan; tiled splashbacks.

OUTSIDE

To the front of the property is a garden area laid mainly to lawn, low maintenance shingled borders with established shrubs and flowers, driveway area provides ample off road parking for the property and gives access to the single garage, side access pathway and gate, covered paved area approaching front door. To the rear of the property is an enclosed garden with side access pathway, outside tap, paved patio seating area providing the ideal space for relaxing or entertaining, brick built boiler house, low maintenance shingled borders well stocked with flowers, shrubs and rockery, summer house, green house and further timber garden shed.

SINGLE GARAGE

16' 10" x 8' 6 max" (5.13m x 2.59m) window to side; power, light and up and over metal door.

COUNCIL TAX

This property is currently listed as Band D.

VIEWINGS

Strictly by appointment with the selling agents, BYCROFT ESTATE AGENTS, tel: 01493 844484.



Local Authority
Council Tax Band
EPC Rating

Great Yarmouth Borough Council
D
TBC



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.