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## 18 Conifer Close

Ormesby St. Margaret, Great Yarmouth, NR29 3RU

**£249,000 Freehold**

EPC Rating D

Bycroft Estate Agents are delighted to present this charming detached bungalow situated in a popular location within the sought after Broadland village of Ormesby St Margaret. Offering three bedroom accommodation with family bathroom, spacious sitting room and kitchen/diner. The property benefits from UPVC double glazing, with some glazing recently replaced (porch, front and side doors), and oil fired central heating. To the outside are gardens to the front and rear with the front having a block paved driveway and single garage with the rear being enclosed and laid mainly to lawn with well stocked flower and shrub borders. An internal inspection is highly recommended to fully appreciate the style and quality of accommodation on offer.

#### ENTRANCE HALL

5' x 5' 3" plus cupboard (1.52m x 1.6m) double glazed composite door to front; UPVC double glazed windows to front and side.

#### SITTING ROOM

14' 4" max into door recess x 15' 6" (4.37m x 4.72m) UPVC double glazed window to front; decorative fireplace with tiled hearth.

#### KITCHEN/DINER

11' 1" max x 14' 5" max (3.38m x 4.39m) fitted with a range of wall and base units with roll edge work surface over; inset stainless steel single drainer sink with mixer tap; built in electric oven; inset electric hob with cooker hood over; plumbing for automatic washing machine and slimline dishwasher; built in cupboard; space for fridge freezer; recently fitted oil fired central heating boiler; UPVC double glazed windows to front and side; double glazed composite door to side.

#### INNER HALLWAY

5' 8" x 4' (1.73m x 1.22m) built in storage cupboard; loft access.

#### BEDROOM 1

10' 11" x 12' max into door recess (3.33m x 3.66m) UPVC double glazed window to rear.

#### BEDROOM 2

10' 11" x 8' 11" (3.33m x 2.72m) UPVC double glazed window to rear.

#### BEDROOM 3

7' 10" x 6' 4" (2.39m x 1.93m) UPVC double glazed French door to rear.

#### BATHROOM

8' 1" x 5' 7" (2.46m x 1.7m) fitted with a white suite comprising of a low level wc; pedestal wash hand basin with mixer tap; panelled bath with wall mounted shower unit over; tiled splashbacks; UPVC double glazed window to side; heated towel rail radiator.

#### OUTSIDE

To the outside front of the property is a garden area laid mainly to lawn with established flower and shrub borders and a block paved driveway providing ample off road parking and giving access to the single garage measuring 16' 7" x 9' 1" with an up and over metal door, windows to both side aspects, personal door to side, power and light. Outside tap and side access gate. To the rear is an enclosed garden laid mainly to lawn with well stocked flower and shrub borders, attractive low maintenance slate garden area with box hedging, two paved patio areas, shingled area, greenhouse and a new bespoke timber shed.

#### COUNCIL TAX

This property is currently listed as Band C.

#### VIEWINGS

Strictly by appointment with the selling agents, BYCROFT ESTATE AGENTS, tel: 01 493 844484.

