



Plot 3 Ocean Close

Ormesby St Margaret

SOWERBYS

Land & New Homes Specialists



INTRODUCING

Plot 3, Ocean Close

Yarmouth Road, Ormesby St Margaret,
Norfolk, NR29 3QG

Four Bedroom Detached New Home

Beautifully Equipped Kitchen/Dining
Room Overlooking the Garden

Two Reception Rooms

Four Well-Proportioned Bedrooms
and Two Bathrooms

Oversized Garage and Driveway Parking

10 Year New Home Warranty

Ready to Move Into with No Onward Chain

South West Facing Rear Garden
and Additional Side Garden

Air Source Heating, with Underfloor
Heating to Ground Floor

Meticulously Finished to a High Standard
by Local Norfolk Developer

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Just minutes from the Norfolk coastline, Plot 3 at Ocean Close is an exceptional quality new home with high-specification throughout, built by a local Norfolk developer renowned for producing properties of outstanding craftsmanship. Fully equipped and ready to move into.

The ground floor comprises a spacious entrance hallway, two reception rooms (double aspect sitting room and study), kitchen dining room overlooking the garden, utility room and ground floor WC.

The first floor offers four double bedrooms, family bathroom and en-suite to the principal bedroom.

The exterior is a delightful as the interior. The rear garden is the perfect orientation of south west so the garden will be filled with sunlight all afternoon and evening.

There is an additional side garden which would be the perfect spot for a kitchen or play area. The detached garage is much larger than usual and there is plenty of parking available.



Specification Highlights

- Quality shaker kitchens in light dove grey, with beautiful white quartz worktops.
- A range of quality fitted appliances including wine cooler, Franke inset sinks, induction hob, dishwasher, fridge freezer, and eye-level double oven.
 - All floorings included throughout.
 - Brushed chrome switches throughout.
- Air source heating with underfloor heating to the ground floor.
 - Vanity units to bathrooms.
 - Solid oak interior doors.
 - Turfed gardens.
 - Electric doors to garages.
 - Dog tooth detailing to brickwork.
- Galvanised steel guttering and downpipes.
 - Stunning solid oak porches.
- Flush fit uPVC windows and doors in agate grey.



GROUND FLOOR

- Kitchen/Dining Room
16'0" x 11'4" (4.88m x 3.45m)
- Sitting Room
21'9" x 11'7" (6.63m x 3.53m)
- Study
7'0" x 6'8" (2.13m x 2.03m)

FIRST FLOOR

- Bedroom One
11'2" x 10'11" (3.40m x 3.33m)
- Bedroom Two
11'4" x 10'0" (3.45m x 3.05m)
- Bedroom Three
11'4" x 11'3" (3.45m x 3.43m)
- Bedroom Four
11'0" x 10'1" (3.35m x 3.07m)

Total Approximate Floor Area 1,404 Sq. Ft. / 130.42 Sq. M. (Excl. Double Garage)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Ormesby St Margaret

LIFE ON THE EDGE OF
THE NORFOLK BROADS

On the edge of the Norfolk Broads, Ormesby St Margaret is a charming coastal village centred around two large village greens.

Ormesby St Margaret is best known for Ormesby Broad, one of the finest broadland waters in the area. Managed by the Norfolk Wildlife Trust, the broad is a haven for birdlife and a favourite spot for sailing, kayaking, fishing, and scenic walks.

St Margaret Church is the oldest surviving building in the Ormesbys, reflecting the area's long history. In addition to regular services, the church also hosts weekly coffee mornings. The village also benefits from a well-regarded Infant and Junior schools, village hall, local shops, and welcoming pubs, giving it a strong sense of community. Nearby Ormesby St Michael provides additional amenities, including larger supermarkets and services.

Ideally placed for exploring the coast, the sandy beaches of Hemsby and Winterton are just a short drive away, offering dunes, coastal walks, and sea views. Great Yarmouth, around five miles south, provides a wider range of shops, restaurants, theatres, and transport links, including a railway station with direct services to Norwich and beyond.

For leisure and dining, residents enjoy a variety of local pubs and cafés, while the Broads offer endless opportunities for boating, cycling, and countryside exploration. Golf courses, leisure centres, and nature reserves are all close at hand.

With its blend of waterside scenery, village charm, and easy access to both the Norfolk coast and Norwich, Ormesby St Margaret is an appealing choice for those seeking well-connected, tranquil living.



Note from Sowerbys



Ocean Close

“...an exceptional
quality new
home with high-
specification
throughout...”



SERVICES CONNECTED

Mains water, electricity and drainage. Heating via air source heat pump with underfloor heating to the ground floor.

COUNCIL TAX

Band to be confirmed.

ENERGY EFFICIENCY RATING

The property will have a SAP assessment carried out as part of building regulations when completed.

TENURE

Freehold.

LOCATION

What3words: ///clubbing.paying.proves

AGENT'S NOTE

Some images used have been virtually staged or enhanced to show how the property could look once furnished and are for representative purposes only.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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