



3 Appleton Drive

Ormesby, Great Yarmouth, NR29 3RL

Price Guide £240,000-£250,000



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GUIDE PRICE £240,000-£250,000 Aldreds are delighted to offer this well presented and extended two bedroom detached bungalow sitting in Ormesby St Margaret. Accommodation includes lounge/diner, kitchen, inner hallway, two bedrooms and a shower room. Front & rear gardens. Driveway to garage. Electric heating and double glazing. Offered with no chain.

Kitchen

9'8" x 8'2" (2.97 x 2.51)

Double glazed window to front aspect, door to side, base & wall units with worktops, electric cooker point, part tiled walls, plumbing for washing machine, airing cupboard, two storage cupboards

Lounge/Diner

23'10" max 12'8" min x 14'7" max 8'9" min (7.27 max 3.87 min x 4.47 max 2.67 min)

Two double glazed windows to front aspect, storage heater

Bedroom 1

15'10" x 8'9" (4.83 x 2.68)

Fitted wardrobes, double glazed window to rear aspect, storage heater

Inner Hallway

Panel heater, loft access

Bedroom 2

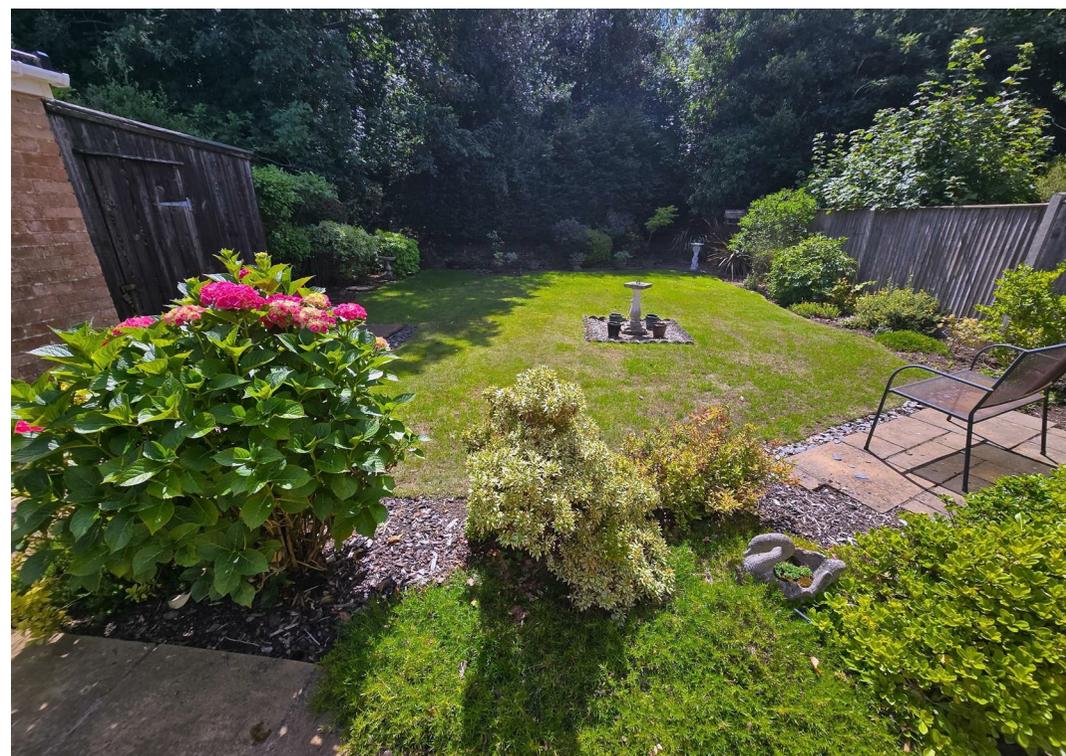
7'5" x 6'6" plus wardrobe space (2.27 x 2 plus wardrobe space)

Fitted wardrobe, double glazed window to rear aspect, panel heater

Shower Room

7'0" x 5'5" (2.14 x 1.66)

Walk in shower, hand basin, low level WC, opaque double glazed window to rear aspect





Outside

To the front there is a shingle garden, driveway to garage, the garage has an up & over door. To the rear there is a lawned garden with bushes & shrubs, patio, timber shed

Tenure

Freehold

Services

Mains water, electricity, drainage

Council Tax

Band C

Location

Ormesby St Margaret and the adjoining Ormesby St Michael are Broadland villages 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.

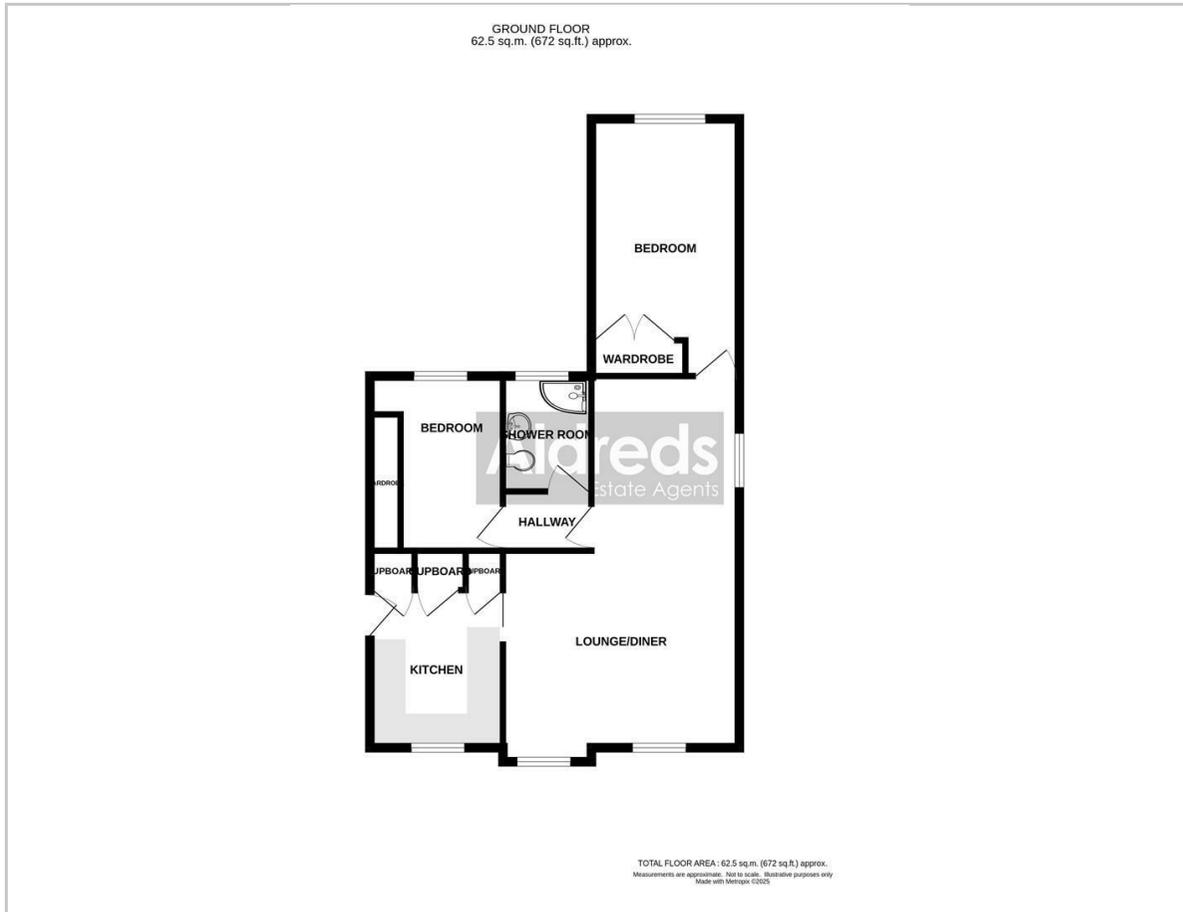
Directions

From the Yarmouth office head north along A149 Caister Road, continue past the Yarmouth Stadium, at the roundabout turn left onto the Caister Bypass, at the next roundabout turn left into Norwich Road, at the next roundabout turn right onto the A149 Cromer Road, continue for approximately one and a half miles, turn right and follow the sign into Ormesby St Margaret, at the village pharmacy turn left into West Road, at the Jolly Farmers Public House turn left into Appleton Drive where the property can be found half way down on the left hand side.

Ref Y12466/07/25



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

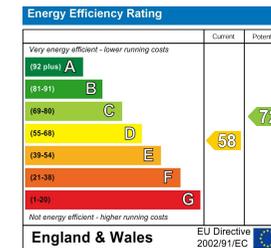
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Area Map



Energy Efficiency Graph



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