

**Aldreds**  
Estate Agents



14 Firs Avenue

Ormesby, Great Yarmouth, NR29 3RT

Guide Price £240,000



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## 14 Firs Avenue

Ormesby, Great Yarmouth, NR29

Guide £240,000-£250,000. Aldreds are pleased to offer this well maintained and attractively presented, detached bungalow in a sought after quiet location within this popular well serviced village. The property would make an ideal retirement home with accommodation comprising of an entrance porch leading to the lounge, spacious kitchen/dining room, inner hallway, two/three bedrooms, conservatory and bathroom. Outside are generous front and rear gardens, garage and long driveway for parking. The property also benefits from oil fired central heating and double glazed windows. Viewing is recommended. Offered Chain Free.

### Entrance Porch

Part double glazed pvc entrance door with matching side screen, built in cloaks cupboard with electric fuse box, door to:

### Lounge

15'7" x 12'1" (4.75 x 3.70)

Double glazed window with fitted blinds to front aspect, radiator, fireplace with open fire, fitted carpet, tv point, door to:

### Kitchen/Dining Room

14'5" x 11'3" (4.41 x 3.43)

Plus built in pantry cupboard. Fitted kitchen with cream finish wall and matching base units with wood effect work surfaces over, extractor hood, freestanding electric oven, four ring ceramic hob, space and plumbing for a washing machine, part tiled walls, radiator, single drainer stainless steel sink unit with mixer tap, double aspect double glazed windows, part double glazed pvc entrance door, recess housing the oil boiler.

### Inner Hallway

Built in airing cupboard housing the hot water cylinder and storage space, access to the insulated loft space, fitted carpet, doors leading off to:

### Bedroom 1

10'10" x 9'8" (3.32 x 2.95)

Plus door recess, double glazed window to rear aspect, radiator, fitted carpet.

### Bedroom 2

10'11" x 8'11" (3.34 x 2.74)

Double glazed window to rear aspect, radiator, fitted carpet.

### Bedroom 3

7'10" x 6'5" (2.39 x 1.97)

Radiator, fitted carpet, wardrobes, double glazed door to:

### Conservatory

9'10" x 9'2" (3.00 x 2.81)

Brick and pvc double glazed construction with pitched polycarbonate roof over, power points and lighting, fitted blinds, part double glazed pvc door to rear, tv point.





### Bathroom

Fully tiled suite comprising of a panelled bath with electric shower over, vanity unit with inset wash basin, low level wc, part tiled walls, radiator, frosted double glazed window to side aspect, electric fan heater, extractor fan.

### Outside

The property has a generous plot to the front of which is a lawned garden with established borders and concrete driveway extending down the side of the bungalow with a pathway to the entrance. The driveway extends to the detached single garage with up and over door, power, lighting, rear window and personal door to the side. A gate leads in to the rear garden which is laid to lawn with paved patio and side borders.

### Tenure

Freehold

### Services

Mains water, electric and drainage.

### Council Tax

Great Yarmouth Borough Council - 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.

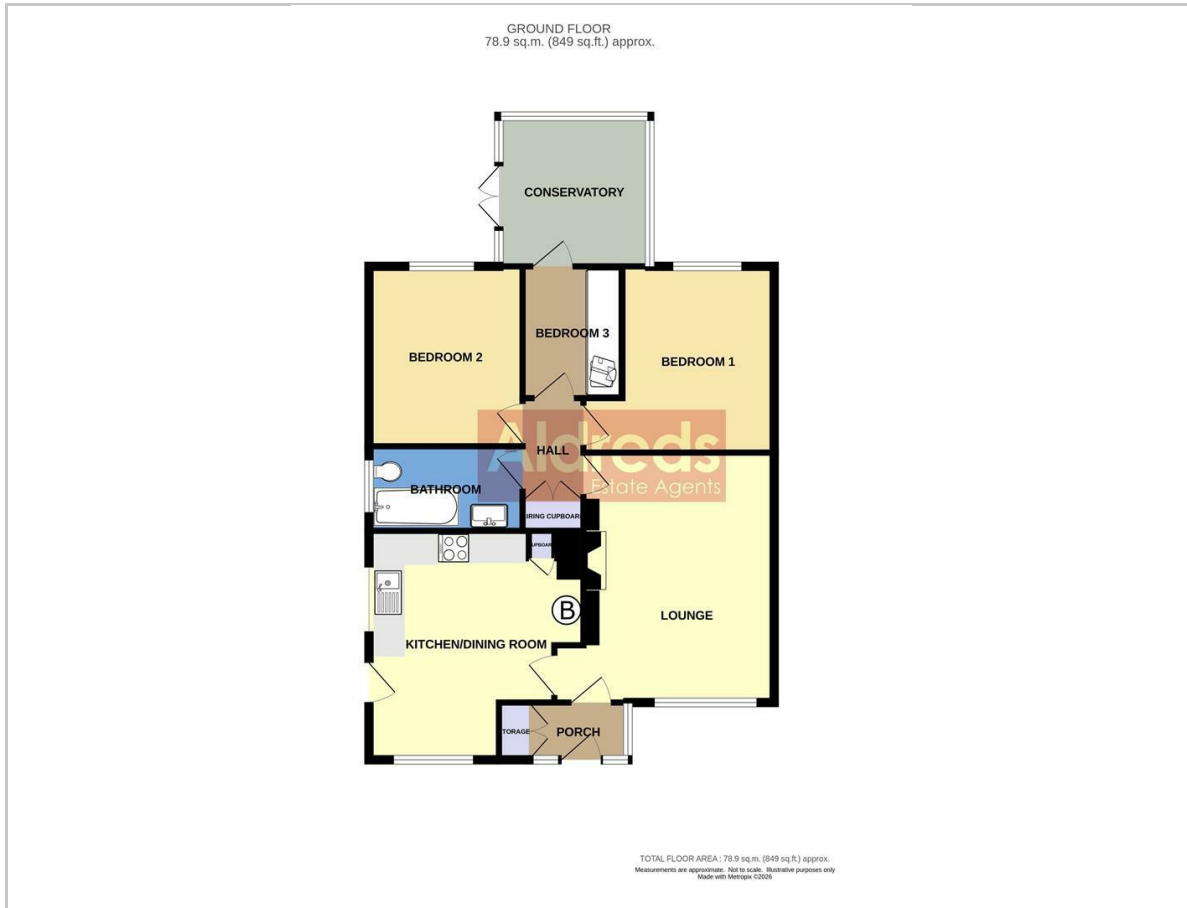
### Directions

From the Yarmouth office, head north along the A149 Caister Road, continue past the Yarmouth Stadium, at the roundabout turn left onto the Caister Bypass, at the next roundabout take the left hand exit onto the A149 Cromer Road, continue for approximately two miles, turn right into Ormesby St Margaret, continue to just before the village green, turn left into West Road, continue for approximately three hundred yards, take the second main turning left into Firs Avenue where the property can be found on the right hand side.

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## 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

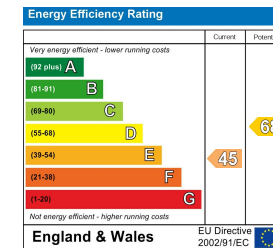
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## Area Map



## Energy Efficiency Graph



17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ  
Tel: 01493 844891 Email: [yarmouth@aldreds.co.uk](mailto:yarmouth@aldreds.co.uk) <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ  
Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA