



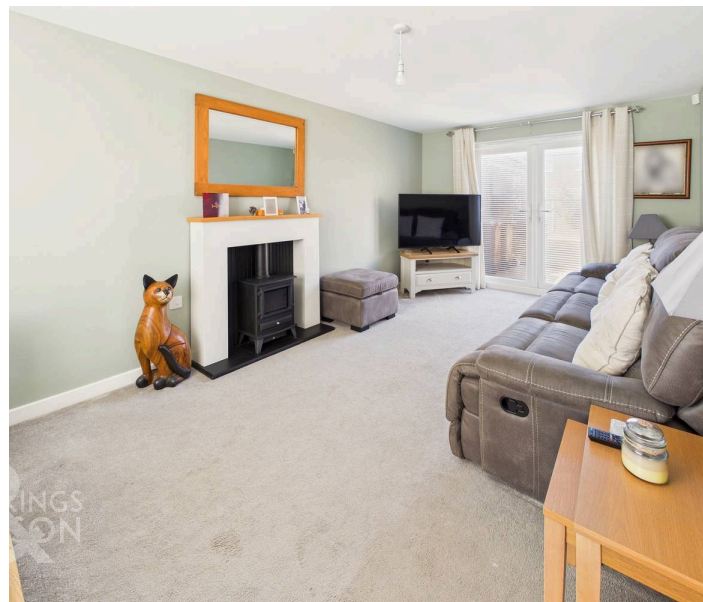
Ormesby Road, Ormesby - NR29 3TA
£325,000



Ormesby Road

Ormesby, Great Yarmouth

Situated on the edge of this ever popular COASTAL VILLAGE lies a BEAUTIFULLY PRESENTED DETACHED FAMILY HOME offering PLENTIFUL ACCOMMODATION. Step through the welcoming entrance into the impressive 18' DUAL ASPECT SITTING ROOM, where a FEATURE FIREPLACE creates a cosy focal point and FRENCH DOORS open directly onto the REAR GARDEN, inviting natural light and seamless indoor-outdoor living. The heart of the home is the OPEN PLAN 18' KITCHEN/DINING ROOM, boasting INTEGRATED APPLIANCES, stylish cabinetry, and ample space for entertaining, with a SEPARATE UTILITY ROOM providing additional practicality. Upstairs, the landing leads to THREE WELL-PROPORTIONED BEDROOMS, each thoughtfully designed for comfort and privacy. The FAMILY BATHROOM features a SHOWER OVER BATH for versatility, while the PRINCIPAL BEDROOM benefits from a CONTEMPORARY EN-SUITE with a RAINFALL SHOWER OVERHEAD, and a GROUND FLOOR W.C adds further convenience for guests. This versatile home is completed by a SINGLE GARAGE with DRIVEWAY and AMPLE OFF-ROAD PARKING, ensuring space for multiple vehicles. The rear garden is mostly laid to lawn and FULLY ENCLOSED giving the ideal space



- Beautifully Presented Detached Family Home Offering Plentiful Accommodation
- 18' Dual Aspect Sitting Room With Fireplace & French Doors Out To Rear Garden
- Open Plan 18' Kitchen/ Dining Room With Integrated Appliances & Separate Utility Room
- Three Well Proportioned First Floor Bedrooms Off Landing
- Family Bathroom With Shower Over Bath, En-Suite With Rainfall Shower Overhead & Ground Floor W.C
- Fully Enclosed Laid To Lawn Rear Garden
- Single Garage With Driveway To the Front & Ample Off-Road Plentiful Parking
- A Stones Throw Away From The Coast, Local Amenities & Transport Links

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

Located in the Broadland village of Ormesby, the village enjoys a full range of services including schools, convenience stores, a pharmacy, public houses, restaurants, and a petrol station. Doctors and dental surgeries can be found in the village and additional services including supermarkets at the neighbouring village of Caister-On-Sea, just five minutes down the road. The village also offers easy transport links to Great Yarmouth (ten minute drive) and the City of Norwich.



SETTING THE SCENE

The property is set back from the street, where a large grass verge opens to reveal a brick-weave driveway suited for the parking of multiple vehicles, with a planted shrub border to the very front of the home, giving a vibrant feel.

THE GRAND TOUR

Once inside, the central lobby grants access to all living accommodation on the ground floor, with the same hard-wearing wooden effect flooring leading through towards the open-plan kitchen and dining room. The space measures an impressive 18' in length, and initially offers open flooring to the very front of the room, to leave more than enough space for a formal dining table overlooking the front of the home through uPVC double-glazed windows. From here, the kitchen opens up towards the rear of the room, with a mixture of wall and base-mounted cabinetry accompanied by attractive tile splashbacks and wooden effect work surfaces, with integrated appliances to include dual ovens and a hob with extraction above, dishwasher and tall fridge freezer, whilst a handy utility room sits just next door to the space, with plumbing and room for a tumble dryer and washing machine, with the addition of a handy two-piece ground floor WC.

On the opposite side of the property, an equally impressive sitting room is laid with all-captured flooring and finished with an inviting yet neutral décor, with the space benefiting from a dual-facing aspect allowing every corner to be flooded in natural light. French doors open to the rear of the home onto the rear garden patio, allowing for seamless movement, whilst a focal fireplace has been added within the sitting room, leaving more than enough space for a potential choice of soft furnishings.

In total, three bedrooms can be located off the first floor landing, with the larger of the bedrooms coming to the left-hand side, again benefiting from a dual-facing aspect. The room boasts a large open floor space suited for a larger bed, with dress room and wardrobe storage space towards the front of the property, next to the en-suite shower room complete with double shower unit and low-level heated towel rail. On the opposite side of the home, two further bedrooms can be enjoyed, with each sharing the use of a three-piece family bathroom suite complete with tall heated towel rail.

FIND US

Postcode : NR29 3TA

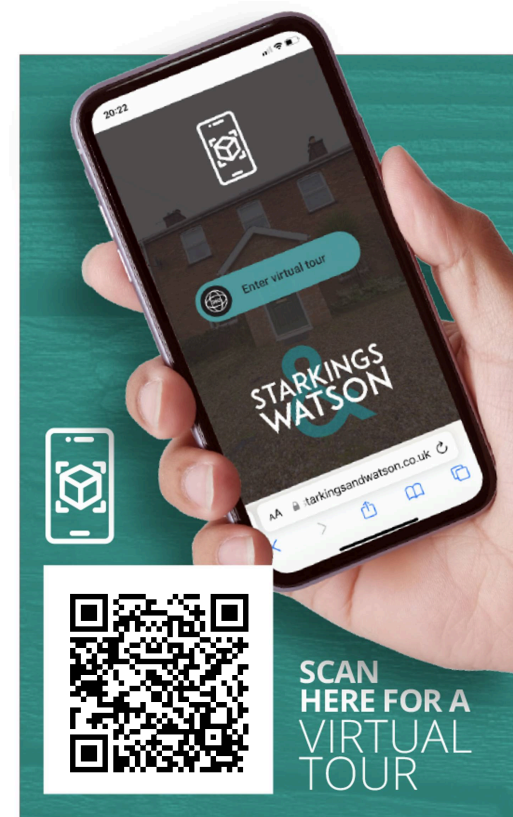
What3Words : ///ties.hotels.washed

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

There is a site maintenance fee payable amounting to approximately £150 P/A.



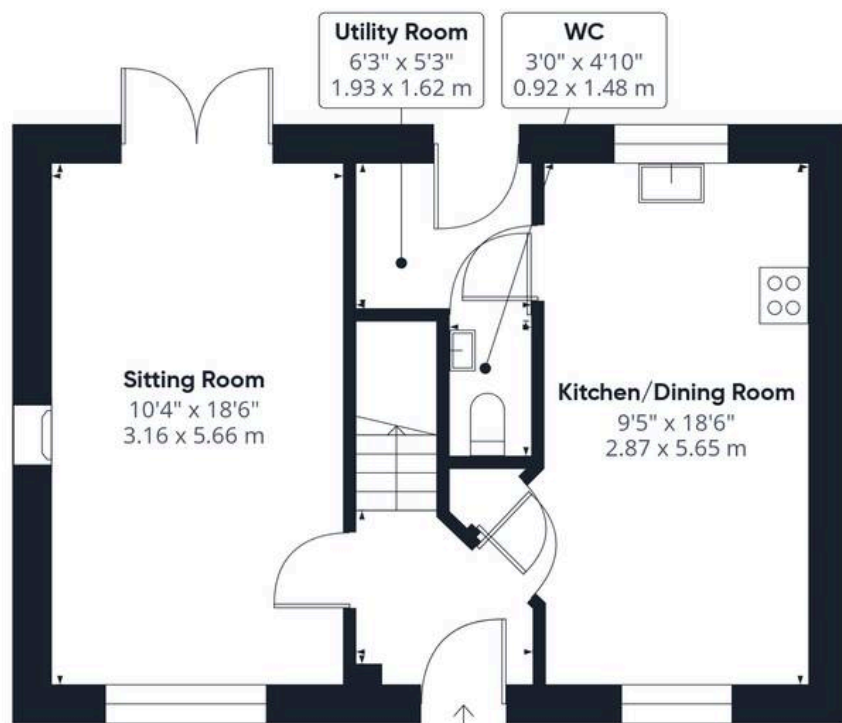




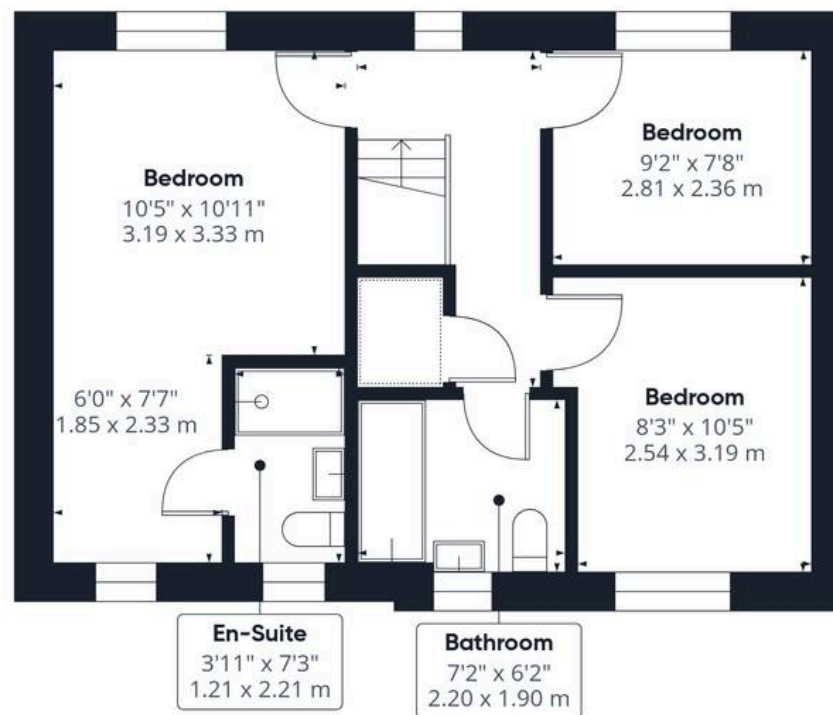
THE GREAT OUTDOORS

The rear garden is fully enclosed to both sides and the very rear with timber panel fencing, where the owner has extended the patio seating area to accommodate garden furniture to sit and enjoy the summer months with friends and family, whilst open lawn reaches out beyond this to the side and rear of the home. Timber panel fencing keeps the space fully enclosed, while well-planted mature shrub and tree-lined borders give the home an extra feel of privacy, with timber swinging gate and personal access door taking you towards the garage.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

932 ft²

86.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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