



11 West Avenue

Ormesby, NR29 3RR

Offers In Excess Of £600,000



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Aldreds are pleased to offer this rare opportunity to acquire an individually designed, 1970's built detached residence in a tucked away location off a private road. This spacious family home offers well equipped accommodation and has been modernised and finished to a high specification and is set in a tranquil location with a south facing rear aspect. The accommodation comprises of a large reception hall leading to the superb lounge, dining room, kitchen breakfast room with modern fitted kitchen, utility, study/bedroom 5 and cloakroom. On the first floor a galleried landing serves four double bedrooms, an en-suite shower room and a family bathroom. Outside there is a sweeping drive leading to the attached double garage and wrap around large established gardens. The property also benefits from double glazed windows, oil central heating and would make a superb home for a growing family.

## Reception Hall

16'1" x 7'11" (4.90 x 2.41)

A spacious entrance with a new part double glazed composite entrance door and double glazed side screen, attractive wooden flooring, new wooden staircase to first floor with under stairs recess, radiator, two deep built in storage cupboards, doors leading off to:

## Cloakroom

Low level wc, vanity unit with surface mounted oval wash basin, attractive wooden flooring, built in cupboard, radiator, frosted double glazed window to front aspect.

## Lounge

21'7" x 14'9" (6.58 x 4.50 (6.57 x 4.49))

A superb double aspect room with double glazed windows to side and rear aspects, two radiators, wall mount tv point, fitted carpet.

## Dining Room

14'2" x 11'10" (4.32 x 3.61)

Attractive wooden flooring, double glazed window and French doors to rear aspect, radiator, wall mount tv point.

## Study/Bedroom 5

11'11" x 11'11" (3.63 x 3.63)

Double aspect room with double glazed windows to front and rear aspects, radiator, fitted carpet, loft access.

## Kitchen/Breakfast Room

14'1" x 12'10" (4.29 x 3.91)

Extensively fitted with cream gloss kitchen wall and matching base units with contrast solid wood base units in addition and mix colour laminate worktops over, ceramic butlers sink, recess with a Rangemaster electric cooker with six ring hob, warming oven, oven and grill, part tiled walls, attractive wooden flooring, large double glazed window to rear aspect, radiator, part double glazed door to rear, door to:

## Utility Room

7'10" x 6'7" (2.39 x 2.01)

Square edge work surfaces with gloss finish handle less base units below, space and plumbing for a washing machine and tumble dryer, double glazed window to side aspect, attractive wooden flooring.

## First Floor Galleried Landing

New double glazed picture window to front aspect, access to the loft space, built in airing cupboard housing the hot water cylinder, new glass panels and balustrading to the stair case, fitted carpet, doors leading off to:

## Bedroom 1

14'10" x 12'6" (4.52 x 3.81 (4.53 x 3.80))

Plus door recess, double glazed window to rear aspect, radiator, wall mount tv point, fitted carpet, door to:

## En-Suite Shower Room

New white suite comprising double width shower cubicle with aqua panels and mains fed thermostatic controlled shower fitting, low level wc, vanity unit with inset wash basin, radiator, frosted double glazed window to rear aspect, metro tiling to walls.





#### Bedroom 2

14'8" x 9'7" (4.47 x 2.92 (4.48 x 2.93))

Plus built in wardrobe cupboard, double glazed window to rear aspect, radiator, fitted carpet.

#### Bedroom 3

11'8" x 10'5" (3.56 x 3.18)

Plus built in wardrobe cupboard, radiator, double glazed window to side aspect, fitted carpet.

#### Bedroom 4

14'1" x 9'11" (4.29 x 3.02)

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

#### Family Bathroom

9'6" x 5'5" (2.90 x 1.65 (2.89 x 1.66))

New white suite with panel bath and tiled surround and shower over bath, low level wc, vanity unit with inset wash basin, frosted double glazed window to front aspect, chrome towel rail/radiator.

#### Outside

The property is approached via a private road and long sweeping driveway leading to an area of car parking for several cars and the attached double garage 6.19m x 4.90m with up and over door, power and lighting and personal door to the rear. Attached to the rear of the garage is the external boiler house where the oil fired boiler can be found. The property is surrounded by delightful wrap around gardens which are laid to lawn with an abundance of established trees, bushes, flowering plants and fruit trees. Large area of paved sun terrace. The rear garden faces a southerly direction and are extremely secluded. There is also an outside light and outside tap.

#### Tenure

Freehold

#### Services

Mains water, electric and drainage.

#### Council Tax

Great Yarmouth Borough Council - Band 'F'

#### Location

Ormesby is a Broadland village approx. 5 miles from Great Yarmouth. There is a Post Office \* Community Centre \* Doctors and Dentist Surgery \* Village Pub \* Hair Dressers \* Petrol Station and Small Selection of Shops \* First and middle schools. A school bus service takes older children to the High school at Martham \* Eastern Counties Bus Service operates to the City of Norwich.

#### Directions

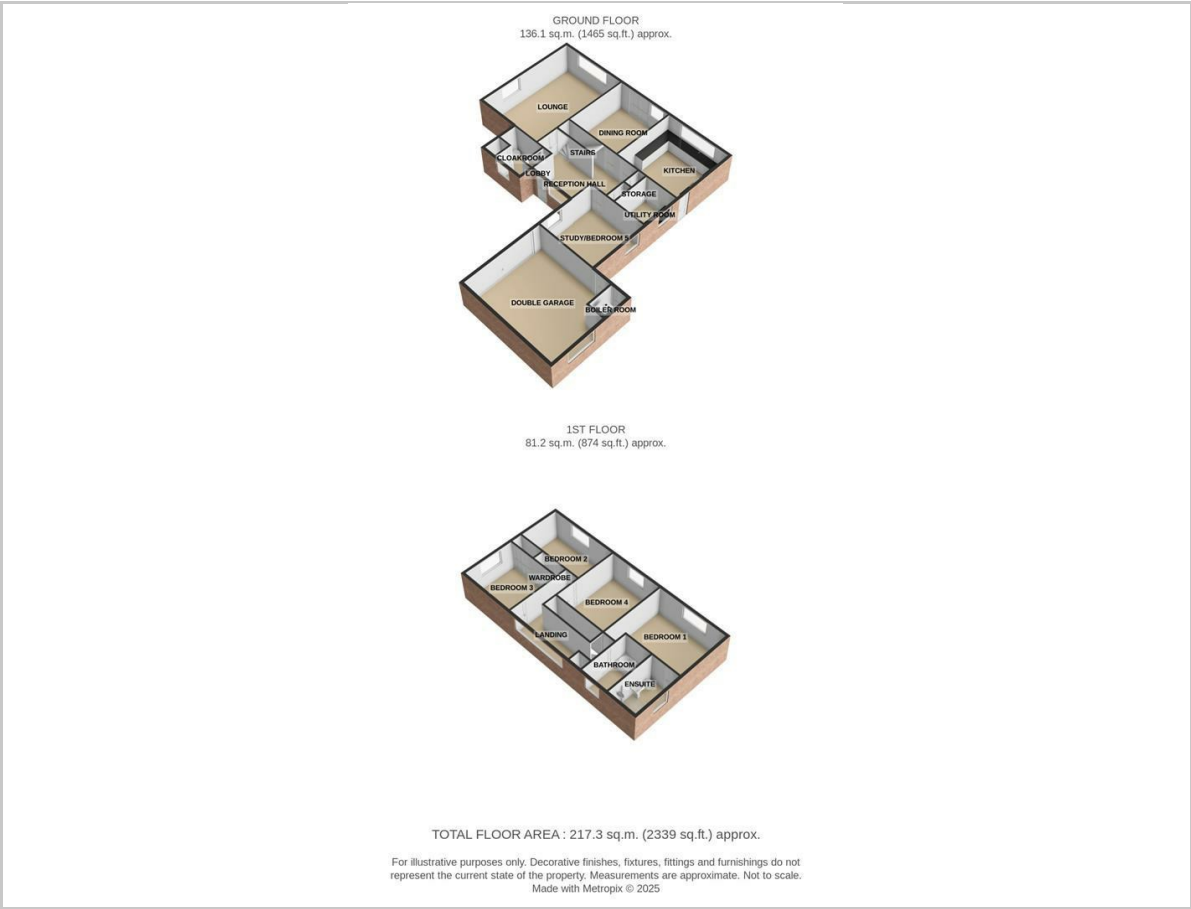
From Yarmouth proceed north out of town along the Caister Road, proceed past the Yarmouth Stadium and onto the first Caister roundabout, take the left hand exit and follow the Caister bypass to the next roundabout, proceed directly over onto the single carriageway section of the Caister bypass and proceed to the Grange Hotel roundabout and take the left hand exit following the sign to Ormesby, proceed to the far end of the village green and turn right just prior to the village Pharmacy into West Road. Proceed along West Road taking the second turning left just past the Farmers pub into West Avenue and the property is situated at the end of this road.

EPC Rating - E (50)

Ref: Y12531



Floor Plan

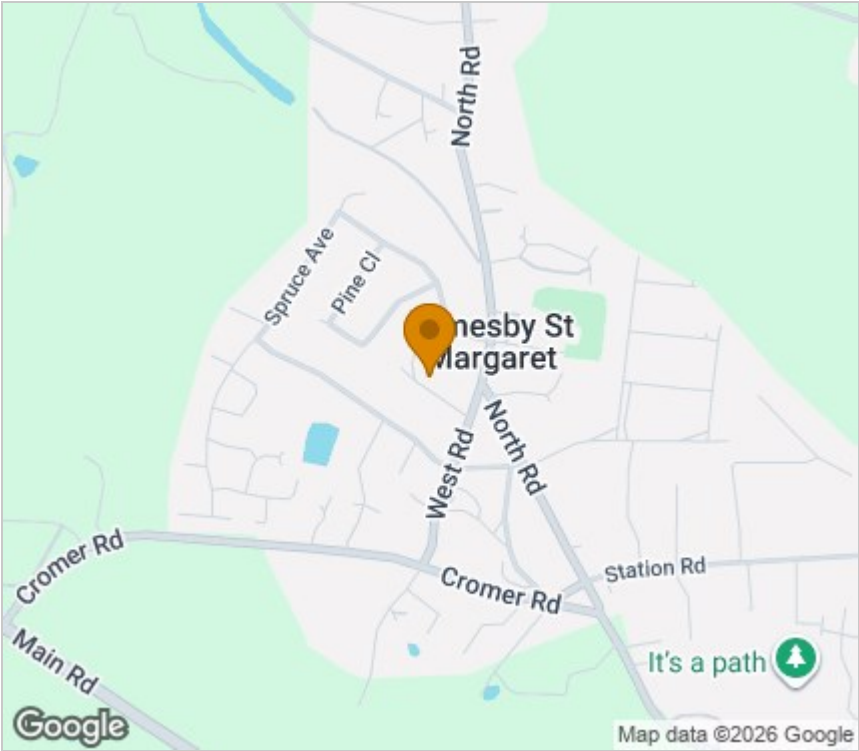


Viewing

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.

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Area Map



Energy Efficiency Graph

