

Aldreds
Estate Agents



74 Yarmouth Road

Ormesby, Great Yarmouth, NR29 3QG

Price Guide £265,000



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GUIDE PRICE £265,000-£275,000 Aldreds are pleased to offer this well presented, modernised end terraced family house on a generous plot with scope for further expansion or the possibility of a plot (subject to planning). This attractive property has been very well maintained and offers an entrance hall, lounge with wood burner, modern fitted kitchen/dining room, rear lobby and ground floor bathroom. On the first floor a landing serves three good sized bedrooms. Outside there are established front and rear gardens with generous car parking area to the front and a private southerly facing courtyard to the rear. The property also benefits from oil central heating and double glazed windows. An early viewing is recommended.

Entrance Hall

Polished tiled flooring, stairs to first floor, part double glazed pvc entrance door, doors leading off to:

Lounge

16'5" x 11'11" (5.02 x 3.65)

Including the chimney breast with a timber mantle, tiled hearth and inset wood burner, tv point, wood effect laminate flooring, double aspect double glazed windows to front and rear, radiator.

Kitchen/Dining Room

16'5" x 8'6" (5.02 x 2.60)

Attractive white gloss finish fitted kitchen with wall and matching base units with marble effect work surfaces over, chimney breast recess, polished finish tiled flooring, built in electric oven with electric hob and extractor hood over, metro tiling to walls, single drainer stainless steel sink unit, radiator, double aspect double glazed windows to front and rear aspects, plumbing for a washing machine, deep under stairs cupboard, door to:

Rear Lobby

Part double glazed pvc rear entrance door, polished finish tiled flooring, loft access, door to:

Bathroom

8'9" x 5'6" (2.68 x 1.69)

White suite comprising curved panelled bath with mains fed shower fitting, low level wc, wall hung vanity unit, vertical metro tiling to walls, designer radiator, two frosted double glazed windows to rear aspect, tiled flooring.

First Floor Landing

Double glazed window to rear aspect, doors leading off to:

Bedroom 1

16'9" x 10'2" maximum (5.12 x 3.12 maximum)

Including the chimney breast and airing cupboard housing the pre insulated hot water cylinder, double aspect double glazed windows overlooking the rear and front aspect with distant field views, tv point, radiator.

Bedroom 2

13'5" x 7'7" (4.10 x 2.33)

Double glazed window to front aspect providing distant field views, radiator, tv point.





Bedroom 3

8'6" x 7'8" (2.60 x 2.34)

Double glazed window to rear aspect, radiator.

Outside

As previously mentioned, due to the size of the plot there is scope to extend the accommodation further if required or the possibility for a small building plot within the boundary to the front (subject to usual consent). The garden to the front is well screened by hedging and timber fenced boundaries and is mainly laid to lawn with concrete strip driveway for parking. A gated access leads in to the low maintenance southerly facing courtyard which is a suntrap and laid with shingle and paved patio areas. There is also a brick built store and shed.

Tenure

Freehold

Services

Mains water, electric and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'A'

Location

Ormesby is a Broadland village 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, continue over the next roundabout in to Jack Chase Way, at the next roundabout turn left into Yarmouth Road where the property can be found part way down on the right hand side.

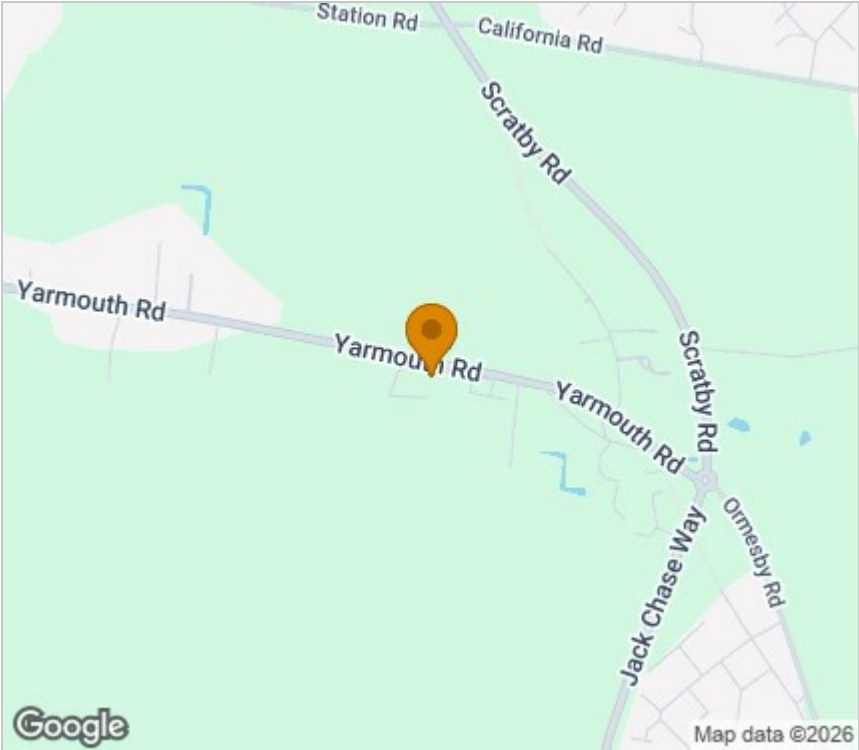
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Floor Plan



Area Map

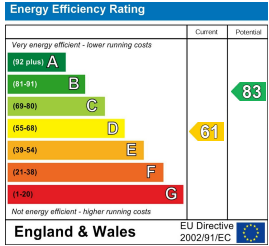


Viewing

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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Energy Efficiency Graph



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