



Cringles The Green  
Ormesby, NR29 3JT  
£260,000



# Cringles The Green

Ormesby, Great Yarmouth, NR29

Situated in a delightful location in the heart of the village overlooking the village green, Aldreds are pleased to offer this well equipped linked detached residence with a spacious layout of accommodation comprising of an entrance hall, cloakroom, fitted kitchen, roomy lounge/dining room, conservatory, landing, three good sized bedrooms and bathroom. Outside there are low maintenance front and rear gardens with a southerly facing rear aspect, garage and parking. The property also benefits from double glazed windows, oil central heating and is offered with no onward chain.

## Entrance Hall

Part double glazed pvc entrance door, tiled flooring, radiator, doors leading off to:

## Kitchen

**9'0" x 8'5" (2.75 x 2.58)**

Fitted kitchen with cream gloss wall and matching base units with polished finish work surfaces over, inset stainless steel bowl sink unit, space and plumbing for a dishwasher, built in electric oven, five ring ceramic hob and extractor hood, part tiled walls, tiled flooring, double glazed window to front aspect.

## Cloakroom

**8'6" x 2'10" (2.60 x 0.88)**

Low level wc to be fitted, space and plumbing for a washing machine and tumble dryer, double glazed window to front aspect.

## Lounge/Dining Room

**16'7" x 16'7" (5.08 x 5.08)**

Including the staircase to first floor with under stairs recess, radiator, oak finish LVT flooring, wall lights, wall mount tv point, double glazed window and sliding double glazed patio doors to:

## Conservatory

**8'1" x 7'10" (2.48 x 2.40)**

PVC double glazed construction with pitched poly carbonate roof over, tile effect laminate flooring, double glazed French doors to rear.

## First Floor Landing

Built in airing cupboard housing the pre insulated hot water cylinder, doors leading off to:

## Bedroom 1

**14'2" x 9'7" (4.34 x 2.93 )**

Including fitted wardrobes, wall mount tv point, radiator, double glazed window to rear aspect.

## Bedroom 2

**11'2" x 7'10" (3.41 x 2.39)**

Including a fitted wardrobe cupboard, double glazed window to front aspect, radiator, wall mount tv point.





#### Bedroom 3

9'11" x 6'8" (3.04 x 2.05)

Including a fitted wardrobe cupboard, loft access, double glazed window to rear aspect, radiator.

#### Bathroom

Panelled bath with mains fed shower fitting over, vanity unit with inset wash basin, low level wc, mainly tiled walls, towel rail/radiator, frosted double glazed window to front aspect.

#### Outside

To the front and side of the property are low maintenance paved garden areas with views over the village green. At the rear is a southerly facing low maintenance garden which is also paved and enclosed by brick boundary walling with a gate leading to the rear parking space and garage with power and lighting. Within the rear garden is also a hot tub which is available by separate negotiation.

#### Tenure

Freehold

#### Services

Mains water, electric and drainage.

#### Council Tax

Great Yarmouth Borough Council - Band 'C'

#### 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 into Jack Chase Way, at the next roundabout turn left into Yarmouth Road, continue towards the village green and turn left on the far side in to Filby Lane and immediately left on to The Green where the property can be found on the right hand side.

Y12627/02/26/CF



## 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

