



162 Ormesby Road, Badersfield, NR10 5LA

Guide Price £220,000

- NO ONWARD CHAIN
- ENCLOSED FRONT AND REAR GARDENS
- CLOSE TO LOCAL AMENITIES
- TWO OFF ROAD PARKING SPACES AND GARAGE
- THREE BEDROOMS
- OPEN PLAN KITCHEN DINER/LIVING ROOM
- POPULAR VILLAGE LOCATION
- UTILITY AND GROUND FLOOR CLOAKROOM

162 Ormesby Road, Badersfield NR10 5LA

NO ONWARD CHAIN Situated within the sought after village of Badersfield, this well presented home boasts bright, modern and practical accommodation with delightful enclosed front and rear gardens, garage and off road parking.



Council Tax Band: B



DESCRIPTION

Situated within the popular and well connected village of Badersfield, surrounded by open countryside and close to local amenities, this three bedroom property offers bright and well presented accommodation. The property comprises an entrance hall leading to a double aspect open plan kitchen/diner and living room; ideal for families and entertaining, groundfloor cloakroom, utility room, with three bedrooms and a family bathroom to the first floor. Externally the home boasts well maintained, enclosed front and rear gardens with two parking spaces and a garage.

ENTRANCE PORCH

Composite door to front entrance, engineered oak flooring, double glazed window to side aspect, timber door to:-

KITCHEN DINER

Double glazed windows to front and rear aspect, wall and base units, space for free standing fridge freezer, space and plumbing for dishwasher, gas oven with four ring hob and cooker hood over, open to:-

LIVING ROOM

Double glazed window to rear aspect, fireplace currently housing an electric wood burning stove, radiator.

REAR HALLWAY

Carpeted stairs to first floor with built in storage cupboard underneath, engineered oak laminate flooring.

CLOAKROOM

Double glazed window with obscured glass to utility room, WC, vanity unit with wash hand basin, heated towel rail, laminate flooring.

UTILITY ROOM

Double glazed sliding patio doors to rear garden, space and plumbing for washing machine with worksurface over, tiled flooring, radiator.

FIRST FLOOR LANDING

Built in cupboard with shelving units and radiator, carpet, doors to all rooms:-

BEDROOM ONE

Double glazed window to front aspect, carpet, radiator, built in wardrobe and walk in storage cupboard with shelving units and light.

BATHROOM

Double glazed window with obscured glass to front aspect, bath with electric shower over, WC, pedestal wash hand basin, vinyl flooring, extractor fan, heated towel rail.

BEDROOM TWO

Double glazed window to rear aspect, built in wardrobe, carpet, radiator, built in cupboard.

BEDROOM THREE

Double glazed window to rear aspect, carpet, radiator, built in cupboard.

EXTERNAL

To the front the property is enclosed with a low level picket with fence and gate allowing access, a paved pathway to the front door and a neat front garden which is mainly laid to lawn with a flower border either side of the front door. To the rear the garden is also laid to lawn with a paved pathway leading to the gate for rear access, with edged borders of a variety of flowers and mature shrubs.

AGENTS NOTES

This property is Freehold.

Mains drainage, electricity and water connected.

Gas fired central heating with Nest system.

Council tax band: B

Annual maintenance charge is approx. £400.

LOCATION

Badersfield is a peaceful and well established residential community set within the former RAF Coltishall airbase, offering wide open green spaces, mature trees and a uniquely spacious layout rarely found in modern developments. Local amenities close by include a convenience store, café, primary school, play areas and scenic walking routes. Surrounded by beautiful Norfolk countryside and just a short distance from the picturesque market towns of Coltishall and North Walsham, residents can enjoy riverside pubs, independent shops and access to the Norfolk Broads.

Norwich city centre is approximately 10–12 miles away, making commuting simple via the B1150 or regular bus services, while the nearby North Walsham railway station provides links to Norwich, Sheringham and the wider rail network.



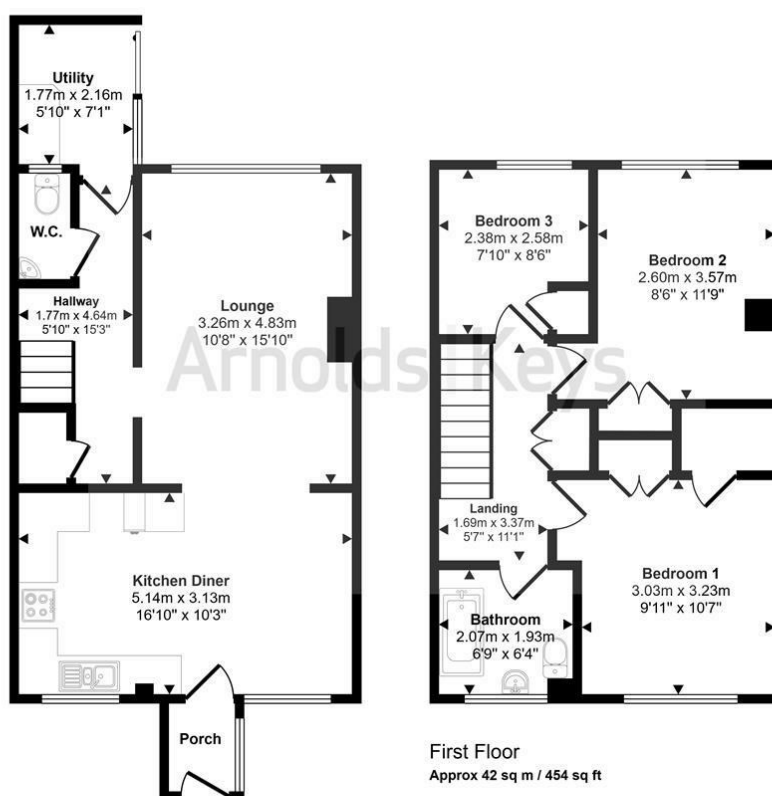
Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Approx Gross Internal Area
89 sq m / 963 sq ft



Ground Floor
Approx 47 sq m / 509 sq ft

First Floor
Approx 42 sq m / 454 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.



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