

**Aldreds**  
Estate Agents



8 Pascoe Drive

Ormesby, Great Yarmouth, NR29 3TL

£245,000



## 8 Pascoe Drive

Ormesby, Great Yarmouth, NR29 3TL

Aldreds are pleased to offer this very well presented semi detached, three storey house on a popular modern development that would make an ideal first home. The property offers well equipped accommodation comprising of an entrance hall, lounge, inner hallway, cloakroom, kitchen/dining room, first floor landing serving two bedrooms and a family bathroom, second floor with a master bedroom and en-suite shower room. Outside there are front and rear gardens and adjacent driveway parking for two vehicles. The property also benefits from double glazed windows, gas central heating and is offered with no onward chain.

### Entrance Hall

Part double glazed pvc entrance door, internal door to:

### Lounge

14'7" x 11'10" (4.46 x 3.62)

Understairs storage cupboard, grey wood effect vinyl flooring, radiator, tv point, door to:

### Inner Hallway

Stairs to first floor, doors leading off to:

### Cloakroom

White low level wc, hand wash basin with tiled splashback, extractor fan, radiator, grey wood effect vinyl flooring.

### Kitchen/Dining Room

11'10" x 8'10" maximum (3.62 x 2.7 maximum)

Fitted kitchen with modern white gloss wall and matching base units with dark oak finish work surfaces over, built in electric oven, four ring gas hob and stainless steel extractor hood over, single drainer one and a half bowl sink unit, space and plumbing for a washing machine and slimline dishwasher, grey wood effect vinyl flooring, part metro tiled wall, radiator, double glazed window and French doors to rear.

### First Floor Landing

Stairs to second floor, radiator, fitted carpet, doors leading off to:

### Bedroom 2

12'0" x 10'11" maximum (3.67 x 3.33 maximum)

Two double glazed windows to front aspect, radiator, fitted carpet.

### Bedroom 3

11'10" x 8'11" maximum (3.62 x 2.72 maximum)

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

### Family Bathroom

White suite comprising panelled bath with electric shower fitting over, part tiled walls, pedestal wash basin, low level wc, radiator, extractor fan, frosted double glazed window to side aspect.

### Second Floor Landing

Built in storage cupboard, door to:





### Bedroom 1

16'8" maximum x 8'6" (5.09 maximum x 2.61 )

Double glazed dormer window to front aspect, radiator, fitted carpet, door to:

### En-Suite Shower Room

Tiled shower cubicle with mains fed shower fitting, low level wc, pedestal wash basin, radiator, vinyl flooring, Velux double glazed sky light.

### Outside

To the front of the property is a small lawned garden with paved pathway leading to the entrance. Adjacent block pavior driveway that extends down the side of the property with a gated access in to the rear garden which is of a generous size with a mainly lawned garden flanked by a stone chip pathway/patio area, storage shed.

### Tenure

Freehold

### Services

Mains water, electric, gas and drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'C'

### Location

Ormesby St Margaret and the adjoining Ormesby St Michael are Broadland villages 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 right into Yarmouth Road, continue over the mini roundabout into the High Street, turn left and the next mini roundabout, at the next mini roundabout turn right, at the traffic lights turn right into Ormesby Road, continue past the Centurion Public House and take the third turning on the left in to Hecham Road and continue in to Pascoe Drive where the property can be found on the right hand side.

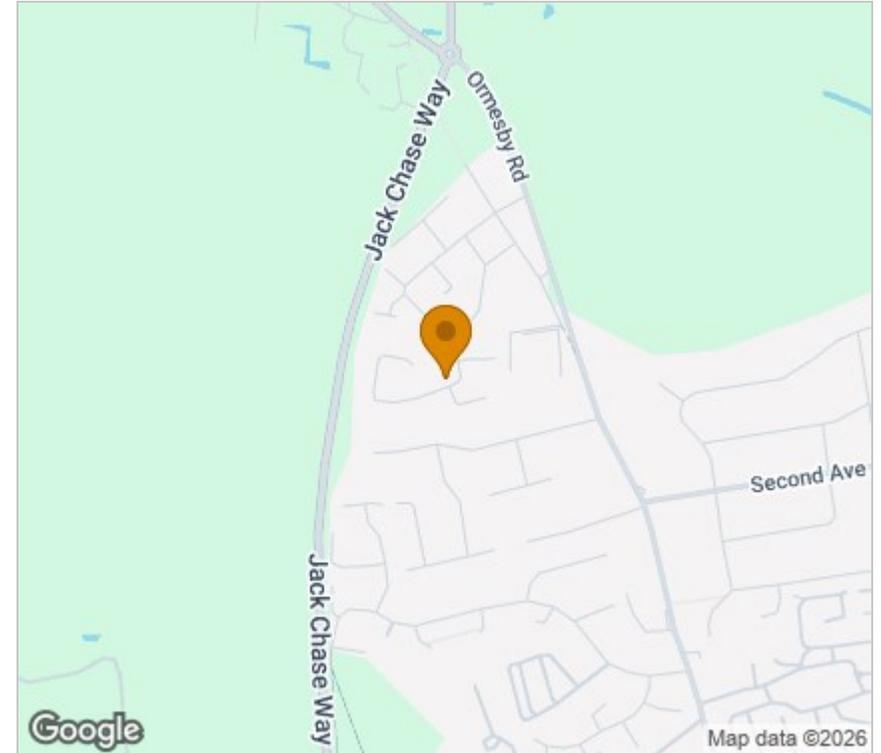
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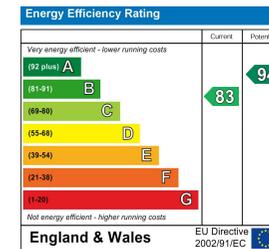
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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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