

Aldreds
Estate Agents



35 Station Road

Ormesby, Great Yarmouth, NR29 3NH

£495,000



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Aldreds are pleased to offer this superbly presented deceptively spacious detached bungalow in a sought after non estate location within this well serviced popular village. This attractive bungalow offers a flexible layout of accommodation that would suit either a family or for retirement purposes comprising of an entrance hall, living room, dining room, quality fitted kitchen, utility room, master bedroom with an en-suite shower room, two further bedrooms one of which has a dressing room that could be converted back to a bedroom and a family bathroom. Outside a sweeping driveway provides ample parking and access to a single garage, to the front and rear are established private gardens which fully compliment the bungalow. The property also benefits from double glazed windows, solar voltaic system with feed in tariff and an air source heat pump heating system. An early viewing is strongly recommended

Entrance Hall

Part double glazed composite entrance door with frosted double glazed side screen, oak finish LVT flooring, built in storage cupboard, radiator, doors leading off to:

Living Room

16'5" x 12'2" (5.02 x 3.73)

Plus fireplace recess with an inset wood burning stove set on a tiled hearth with timber mantle over, feature vaulted ceiling, double aspect with a large double glazed picture window to front and folding double glazed bi-fold doors to rear, oak finish LVT flooring, radiator and modern vertical radiator, television point open access to:

Dining Room

16'5" x 10'1" (5.02 x 3.08)

Including the fitted cupboard, radiator, oak finish LVT flooring, double aspect double glazed windows, access to bedroom two and door to:

Kitchen

12'5" x 9'3" (3.80 x 2.82)

Luxury kitchen with 'sea foam' gloss finish handle less wall and matching base units with square edge work surfaces over, inset one and a half bowl sink unit with mixer tap with a boiling water feature, built in double oven, integrated dishwasher and fridge/freezer, built in wine cooler, feature wine rack, part metro tiled walls, herringbone style LVT flooring, radiator, double glazed window to rear, door to:

Utility Room

11'5" x 3'10" (3.48 x 1.17)

Double glazed windows to rear and side aspects, double glazed pvc entrance, fitted work surface with space and plumbing below for a washing machine.

Bedroom 1

13'2" x 9'10" (4.02 x 3.01)

Double aspect double glazed windows, radiator, fitted carpet, mock beams, built in cupboard, door to:

En-Suite Shower Room

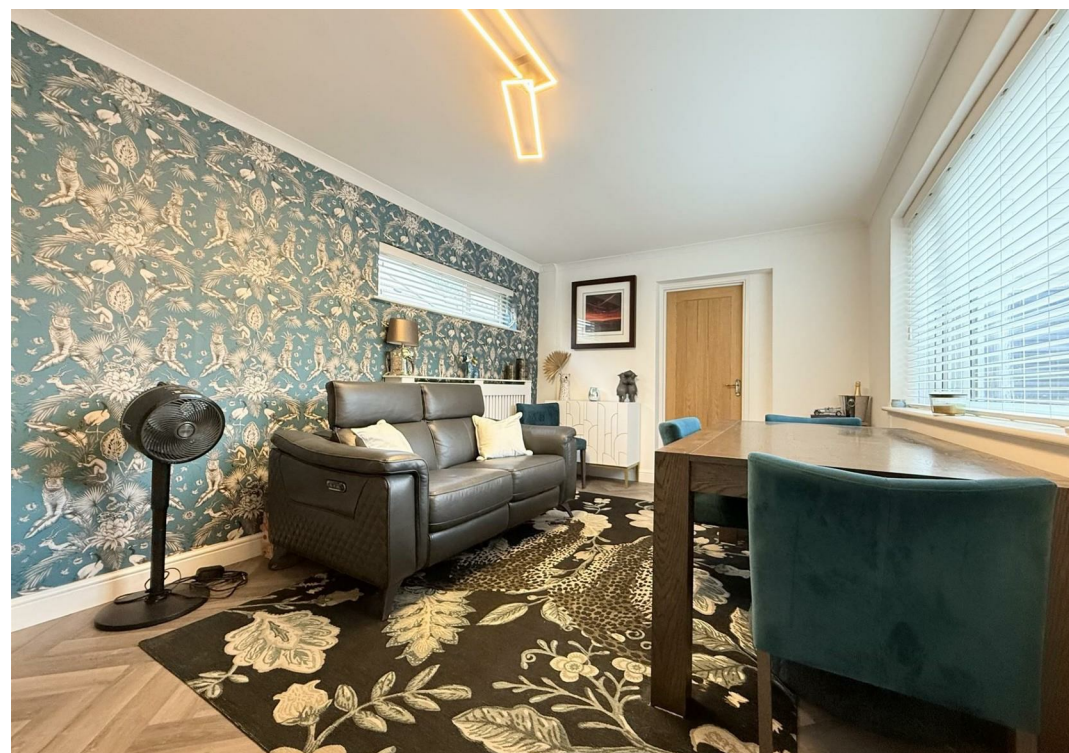
9'10" x 3'10" (3.00 x 1.19)

Quality suite comprising full width tiled shower cubicle with a mains fed shower fitting, low level wc, vanity unit with inset wash basin, tiled flooring, towel rail/radiator, extractor fan, frosted double glazed windows to side aspect.

Bedroom 2

10'11" x 10'7" (3.35 x 3.23)

Double glazed window to side aspect, radiator, fitted carpet, open arched access to:





Dressing Room/Bedroom 4

10'9" maximum x 7'4" (3.28 maximum x 2.24)

Double glazed window to rear aspect, radiator, fitted carpet. (The dressing room was originally a bedroom and could be re-instated as one by closing the wall and opening up a door lining on to the hall if required).

Bedroom 3

11'10" x 10'5" (3.61 x 3.2)

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

Family Bathroom

6'9" x 5'8" (2.08 x 1.75)

Fitted with a quality white suite comprising deep panelled bath with twin mains fed shower heads over, low level wc, grey gloss vanity unit with inset wash basin and matching storage unit over, part tiled walls, tiled flooring, vertical radiator, extractor fan, frosted double glazed window to side aspect.

Outside

To the front of the property is a secluded garden and shingle driveway providing ample off street car parking for several vehicles and beyond to the single garage with electric up and over door opened by a key fob, power and lighting. The remainder of the garden is laid with established planting and trees, paved seating area with a further raised paved southerly facing patio where a hot tub is currently housed (available by negotiation). A gated access leads to the rear garden which provides an ideal space to relax in with a lawned area with mature trees and well stocked planting bordering. Ornamental pond. Brick built chiminea with a choice of two paved seating areas and a timber decked terrace with summer house. Outside tap and potting shed.

Tenure

Freehold

Services

Mains water, electric and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'D'

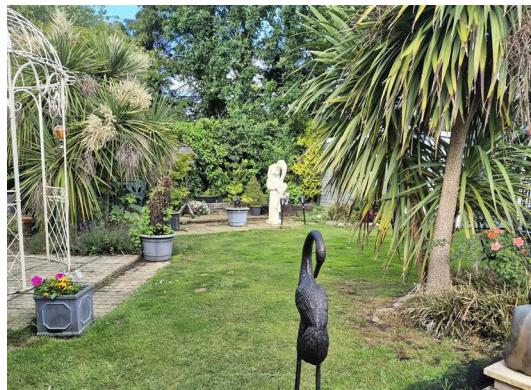
Location

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

On arriving in the village of Ormesby St Margaret from Great Yarmouth, turn right into Station Road just beyond the petrol station. Proceed along Station Road where the property can be found half way down on the left hand side.

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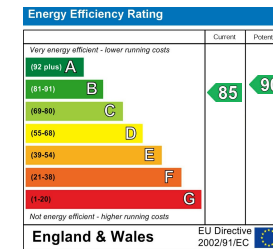
Floor Plan



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.

Disclaimer

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