



3 Appleton Drive

Ormesby, Great Yarmouth, NR29 3RL

Price Guide £230,000-£240,000



3 Appleton Drive

Ormesby, Great Yarmouth, NR29 3RL

GUIDE PRICE £225,000-£235,000 Aldreds are delighted to offer this well presented and extended two bedroom detached bungalow sitting in Ormesby St Margaret. Accommodation includes lounge/diner, kitchen, inner hallway, two bedrooms and a shower room. Front & rear gardens. Driveway to garage. Electric heating and double glazing. Offered with no chain.

Kitchen

9'8" x 8'2" (2.97 x 2.51)

Double glazed window to front aspect, door to side, base & wall units with worktops, electric cooker point, part tiled walls, plumbing for washing machine, airing cupboard, two storage cupboards

Lounge/Diner

23'10" max 12'8" min x 14'7" max 8'9" min (7.27 max 3.87 min x 4.47 max 2.67 min)

Two double glazed windows to front aspect, storage heater

Bedroom 1

15'10" x 8'9" (4.83 x 2.68)

Fitted wardrobes, double glazed window to rear aspect, storage heater

Inner Hallway

Panel heater, loft access

Bedroom 2

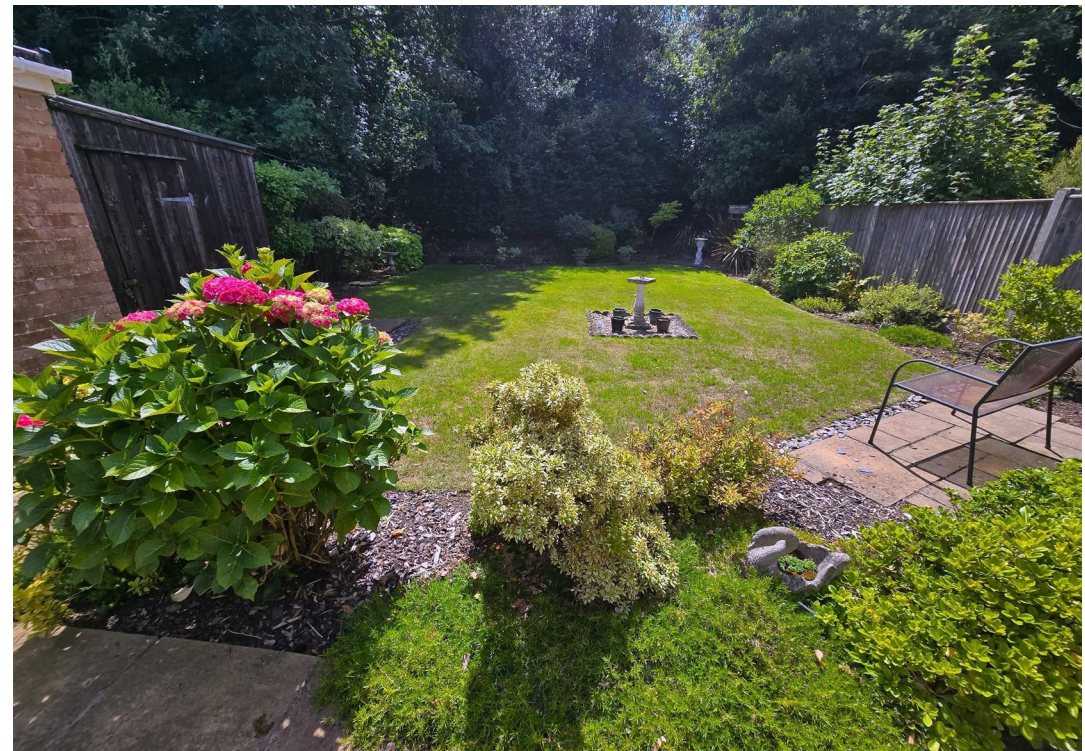
7'5" x 6'6" plus wardrobe space (2.27 x 2 plus wardrobe space)

Fitted wardrobe, double glazed window to rear aspect, panel heater

Shower Room

7'0" x 5'5" (2.14 x 1.66)

Walk in shower, hand basin, low level WC, opaque double glazed window to rear aspect





Outside

To the front there is a shingle garden, driveway to garage, the garage has an up & over door. To the rear there is a lawned garden with bushes & shrubs, patio, timber shed

Tenure

Freehold

Services

Mains water, electricity, drainage

Council Tax

Band C

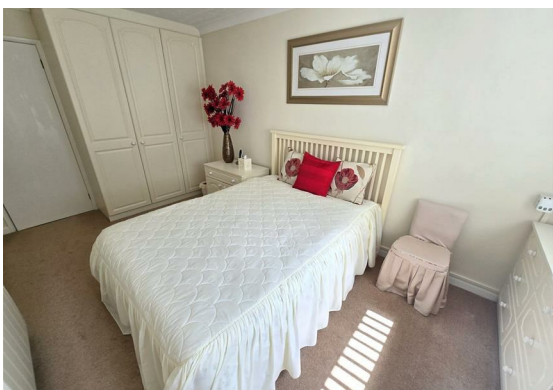
Location

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.

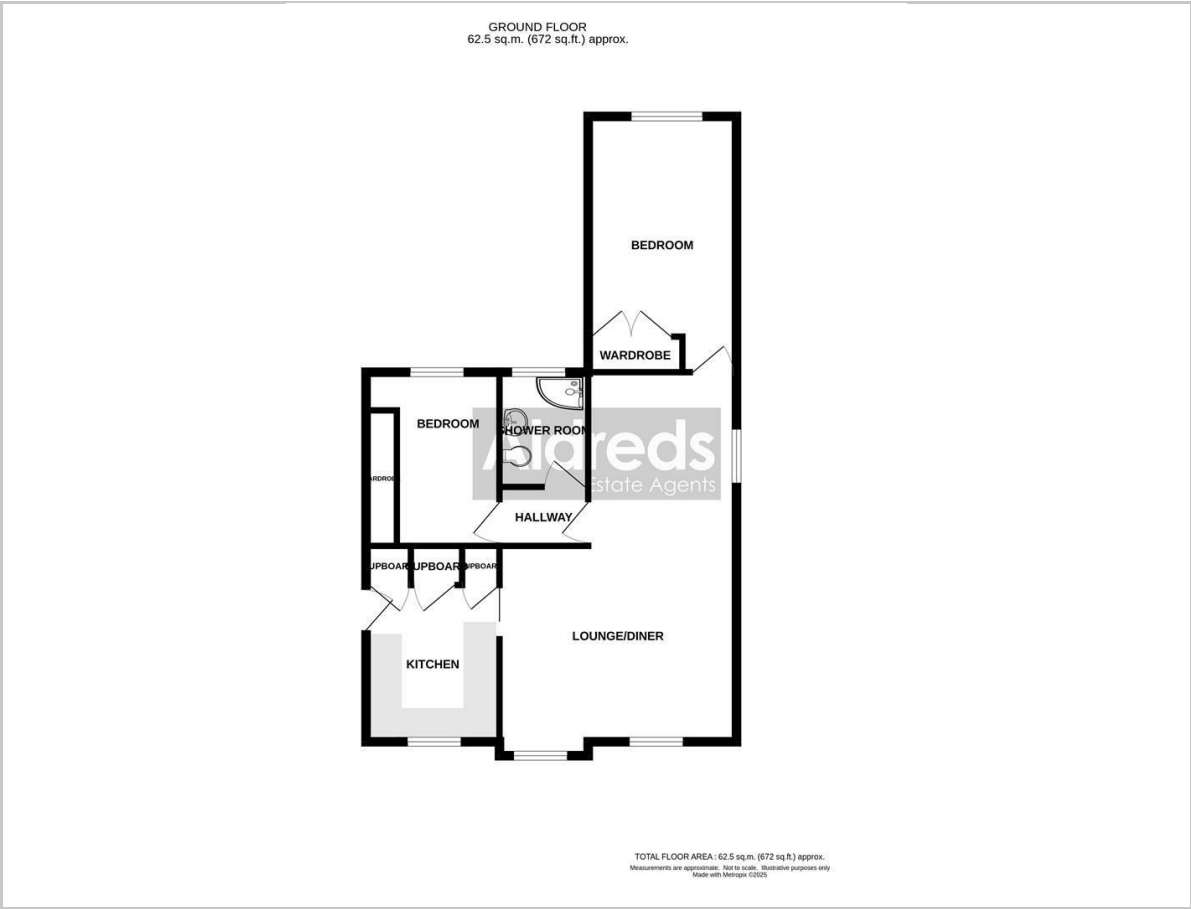
Directions

From the Yarmouth office head north along A149 Caister Road, continue past the Yarmouth Stadium, at the roundabout turn left onto the Caister Bypass, at the next roundabout turn left into Norwich Road, at the next roundabout turn right onto the A149 Cromer Road, continue for approximately one and a half miles, turn right and follow the sign into Ormesby St Margaret, at the village pharmacy turn left into West Road, at the Jolly Farmers Public House turn left into Appleton Drive where the property can be found half way down on the left hand side.

Ref Y12466/07/25



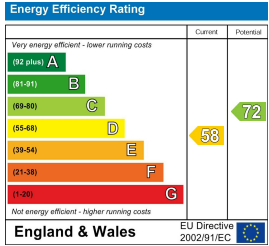
Floor Plan



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
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ
Tel: 01493 844891 Email: yarmouth@aldreds.co.uk <https://www.aldreds.co.uk/>
Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ
Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA