

**Aldreds**  
Estate Agents



94 Spruce Avenue

Ormesby, Great Yarmouth, NR29 3RQ

Offers In Excess Of £210,000



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## 94 Spruce Avenue

Ormesby, Great Yarmouth, NR29 3RQ

Sitting in the popular village of Ormesby St Margaret, Aldreds are pleased to offer this extended three bedroom semi detached house with garden and parking. The ground floor offers an entrance hall, extended lounge/diner, kitchen/breakfast room and a side porch. First floor bathroom. Oil central heating and double glazing. No chain

### Entrance Hall

Stairs to landing, door to front, under stair cupboard, radiator

### Lounge/Diner

19'7" max 9'6" min x 15'8" max 12'1" min (5.98 max 2.92 min x 4.8 max 3.7 min)

Two radiators, double glazed window to side aspect, double glazed French doors to rear garden

### Side Porch

Oil boiler, door to side

### Kitchen/Breakfast Room

12'5" x 9'0" (3.8 x 2.75)

Base & wall units with worktops, double glazed window to front aspect, sink with drainer, electric cooker point, plumbing for washing machine, part tiled walls

### Landing

Double glazed window to side aspect, radiator

### Bedroom 1

12'2" x 9'1" (3.72 x 2.77)

Double glazed window to front aspect, radiator

### Bedroom 2

9'11" x 9'1" (3.04 x 2.78)

Double glazed window to rear aspect, radiator

### Bedroom 3

6'9" x 6'4" (2.06 x 1.94)

Double glazed window to rear aspect, radiator





### Bathroom

6'3" x 5'5" (1.91 x 1.67)

Panel bath with shower over, hand basin, low level WC, opaque double glazed window to front aspect, heated towel rail

### Outside

To the front there is a shingle garden with path to front door. Oil tank, The rear garden is paved and decked with borders, timber shed. Allocated parking

### Tenure

Freehold

### Services

Mains water, electricity, drainage

### Council Tax

Band B

### 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 at the T junction turn left in to Spruce Avenue

Ref Y12727/05/26



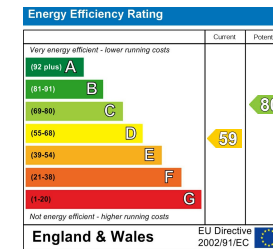
## Floor Plan



## 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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