



33 Station Road

Ormesby, Great Yarmouth, NR29 3NH

Price Guide £380,000 - £400,000



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PRICE GUIDE £380,000-£400,000 Situated in a sought after non estate location, Aldreds are pleased to offer this substantial, deceptively spacious detached bungalow boasting approaching 2000 square feet of accommodation that would be ideal for either retirement or family purposes. The property has been well maintained and offers flexible accommodation comprising of a large entrance conservatory, lounge, huge kitchen/dining room, snug/study, four good size bedrooms, shower room and family bathroom. Outside there are generous front and rear gardens, garage and sweeping driveway. The property also benefits from double glazed windows and oil central heating. An early viewing is recommended.

### Entrance Conservatory

17'9" x 12'7" (5.41 x 3.84)

Brick and pvc double glazed construction with sloping polycarbonate roof over with fitted concertina blinds, tile effect vinyl flooring, radiator, part double glazed pvc entrance door, access to the hallway and kitchen/dining room.

### Hallway

Access to the boarded and insulated loft space, radiator, access through to rear hall, built in shallow storage cupboard, and doors leading off to:

### Lounge

16'6" x 11'11" (5.03 x 3.63)

Feature vaulted ceiling, double glazed French doors to the rear garden, two radiators, tv point, open access to:

### Kitchen/Dining Room

40'1" x 9'4" (12.22 x 2.84)

Very spacious room with a double aspect.

### Kitchen Area

Extensively fitted with a range of white gloss finish wall and matching base units with sparkle worktops over, one and a half bowl stainless steel sink unit, double electric oven, four ring induction hob with black panel splashback and extractor over, worksurface with space and plumbing below for a washing machine, dishwasher and tumble dryer, breakfast bar, pantry cupboard, tile effect vinyl flooring, double glazed window to rear aspect, part double glazed pvc rear entrance door, open access to:

### Dining Area

Double glazed window to front aspect, radiator, tile effect vinyl flooring, space for a large table.

### Rear Hall

Two radiators, frosted double glazed window to side aspect, pvc rear entrance door, doors leading off to:

### Bedroom 1

14'0" x 13'11" (4.27 x 4.24)

Including fitted wardrobes with a central dressing table, double glazed window to rear aspect, radiator.

### Bedroom 2

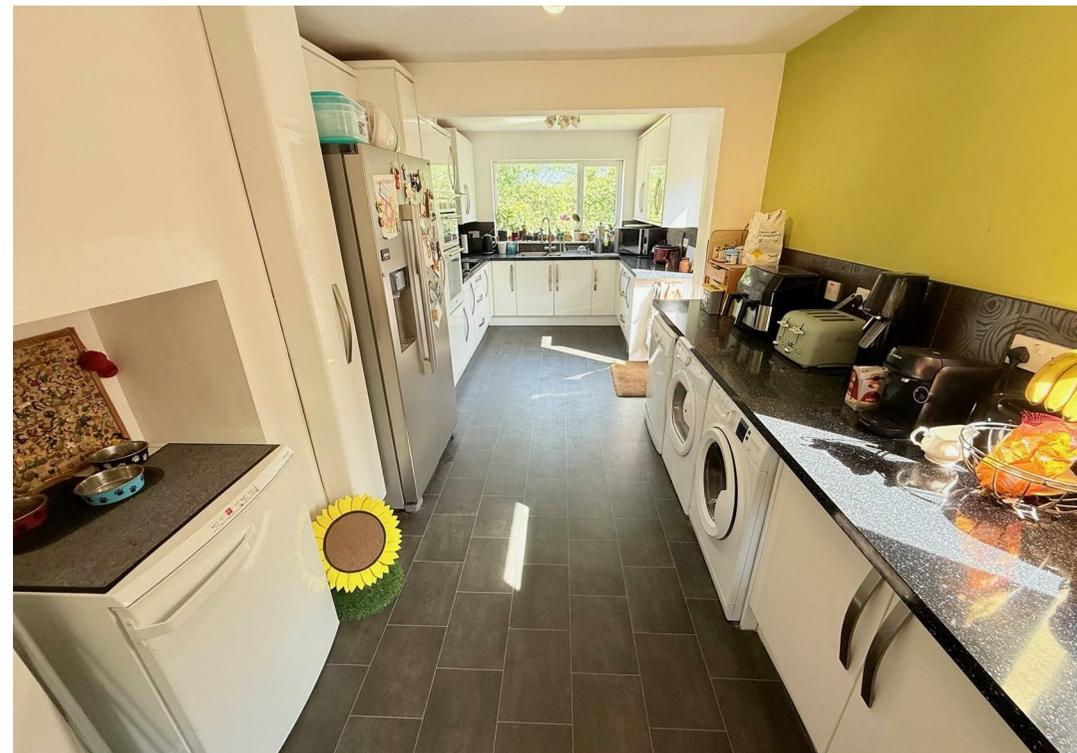
13'11" x 7'4" (4.24 x 2.24)

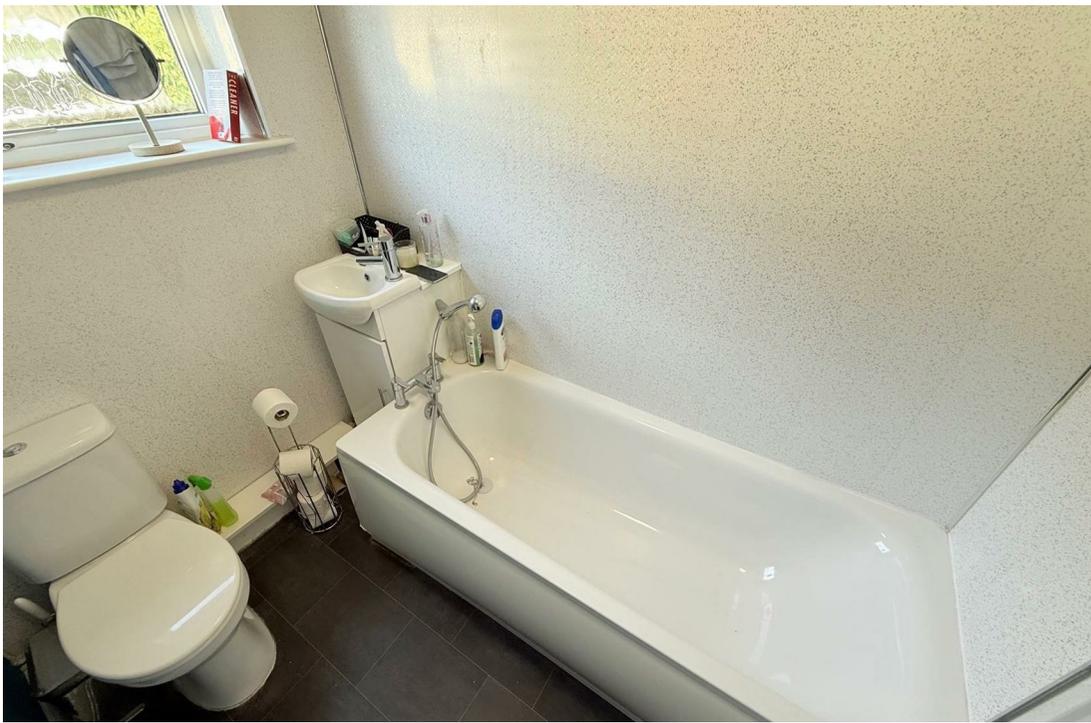
Including fitted wardrobes with central dressing table, double glazed window to rear aspect, radiator,

### Bedroom 3

11'11" x 10'11" (3.63 x 3.33)

Accessed from the main hall and including the fitted wardrobes with central dressing table, radiator, double glazed window to side aspect.





#### Bedroom 4

10'11" x 7'5" maximum (3.33 x 2.26 maximum (3.34 x maximum))

Double glazed window to rear aspect, radiator.

#### Snug/Study

7'2" x 5'5" (2.18 x 1.65)

Including fitted cupboards, radiator, double glazed window to side aspect.

#### Shower Room

6'11" x 5'10" (2.11 x 1.78)

Shower cubicle with shower and aqua panelling to walls, vanity unit with inset wash basin, low level wc, tiled walls, touch light mirror, towel rail/radiator, extractor fan, frosted double glazed window to side aspect.

#### Family Bathroom

7'2" x 5'7" (2.18 x 1.70)

White suite comprising panel bath with electric shower over and aqua panelling, vanity unit with wash basin, low level wc, chrome towel rail/radiator, frosted double glazed window to side aspect, extractor fan.

#### Outside

The property occupies a generous plot with vehicular access leading to a concrete driveway with additional shingle parking area. The driveway leads to an attached garage 5.51m x 3.56m with up and over door, power and lighting. The front garden is well stocked with a variety of shrubs and plants with mature hedgerows to boundaries, additional raised garden area with paved pathway leading to front entrance and timber gate leading to side, external lighting on movement sensor. The rear garden is enclosed with mature hedgerows and panel fencing to boundaries, laid to lawn with a patio area, external water supply.

#### 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

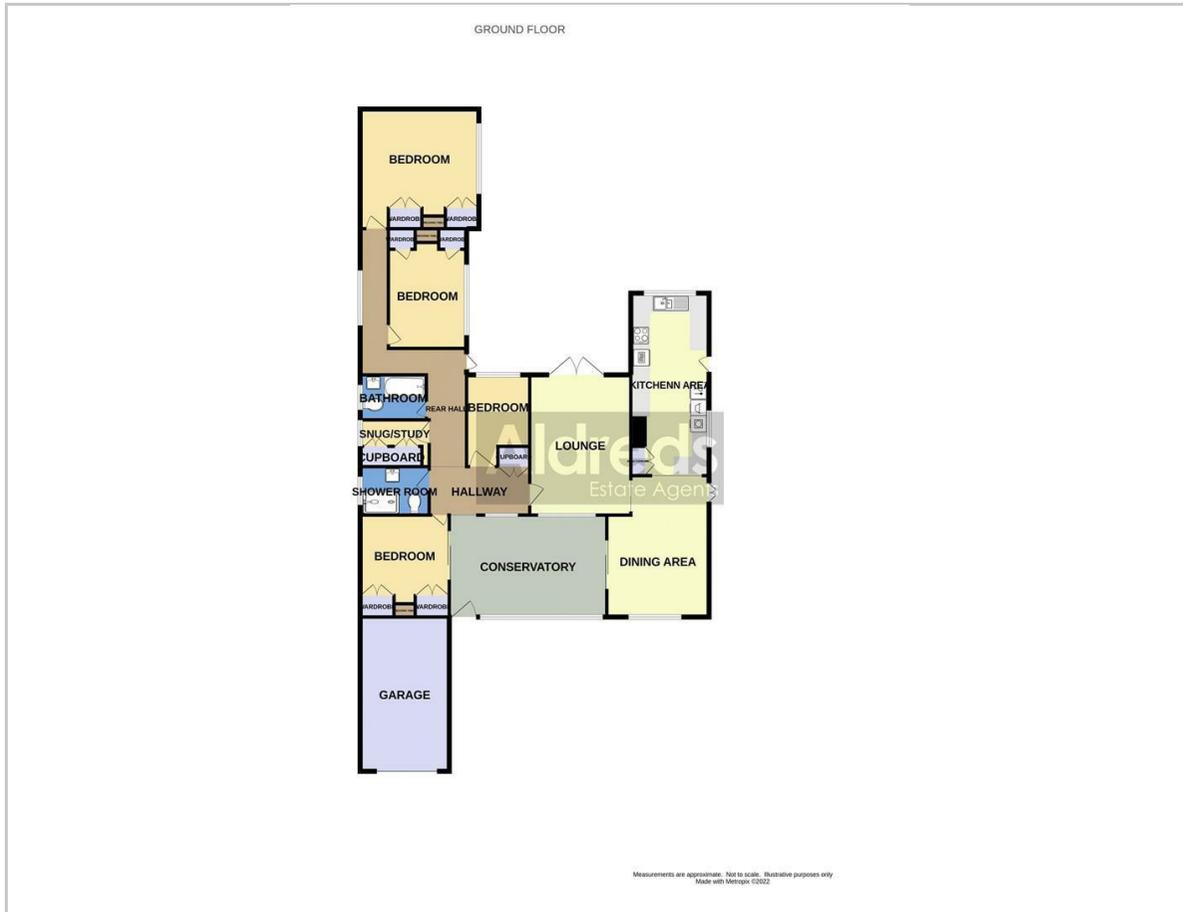
On arriving in the village of Ormesby St Margaret from Great Yarmouth, turn right into Station Road just beyond the petrol station. Proceed along Station Road where the property can be found half way down on the left hand side.

EPC Rating - F (37)

Ref: Y12395/4/25/SV



## Floor Plan



## Area Map



## Viewing

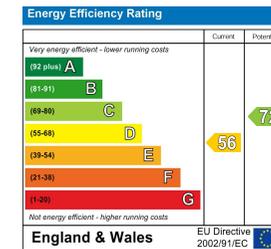
Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph



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