



Petritoli Main Road

Ormesby, Great Yarmouth, NR29 3LW

£465,000



## Petritoli Main Road

Ormesby, Great Yarmouth, NR29 3LW

Aldreds are pleased to offer this substantial, individually built detached bungalow on a generous plot within this popular Broadland village location. The property has been very well maintained and offers a flexible layout of accommodation comprising of an entrance storm porch, entrance hall, spacious living room, kitchen, utility room, three good sized bedrooms, shower room, separate cloakroom and a good sized conservatory on to the rear garden. Outside there is a sweeping driveway for ample parking leading to a single garage. The front and rear gardens are of a very good size and have been landscaped with a variety of texture and colour. The property also benefits from double glazed windows, oil central heating and is offered chain free. Properties of this nature seldom become available therefore an early viewing is recommended.

### Open Entrance Storm Porch

Part double glazed pvc entrance door to:

### Entrance Hall

6'11" x 4'3" (2.11 x 1.3)

Built in cloaks storage cupboard, double glazed window to side aspect, internal door to:

### Living Room

19'7" x 17'10" (5.99 x 5.46)

Double glazed cantilevered bay window to front aspect, feature brick wall with concealed open fireplace, television point and side display area, two radiators, double glazed window to rear, door to:

### Kitchen

12'0" x 7'10" (3.68 x 2.39)

Fitted kitchen with a range of oak fronted wall and matching base units with work surfaces over, built in electric double oven, four ring electric hob with extractor hood over, inset one and a half bowl sink unit with mixer taps, space for fridge/freezer, part tiled walls, tiled flooring, double glazed windows to front and side aspects, door to:

### Utility Room

7'10" x 5'4" (2.39 x 1.63)

Fitted oak fronted base units with work surface over, single drainer stainless steel sink unit, space and plumbing for a washing machine and tumble dryer, part tiled walls, double glazed window and part double glazed pvc door to side.

### Inner Hallway

Including the built in airing cupboard housing the copper hot water cylinder with fitted immersion heater, access to the loft space, doors leading off to:

### Bedroom 1

12'11" x 10'4" (3.94 x 3.15)

Plus a built in wardrobe cupboard, double glazed window to rear, radiator.

### Bedroom 2

12'9" x 8'9" (3.91 x 2.69)

Double glazed window to side aspect, radiator, sliding double glazed door to:

### Conservatory

16'4" x 8'2" (4.98 x 2.51)

Aluminium framed construction with fitted blinds, electric heater, sliding patio doors to rear.

### Bedroom 3

8'11" maximum x 8'0" maximum (2.72 maximum x 2.46 maximum)

Plus a built in wardrobe cupboard, double glazed window to side aspect, radiator.





#### Shower Room

8'0" x 5'6" (2.44 x 1.68)

Tiled shower cubicle with a mains fed shower fitting, low level wc, pedestal wash basin, tiled flooring, radiator, extractor fan, frosted double glazed window to side aspect.

#### Separate WC

5'6" x 2'5" (1.68 x 0.74)

Low level wc, extractor fan.

#### Outside

This delightful bungalow is fully complimented by a generous plot with superb landscaped gardens to the front and rear. To the front of the property is a lawned garden with established border, driveway and turning area providing off street parking and access to the single garage 5.12m x 2.61m with up and over door power and lighting. There is a side access to the rear of the property where the garden has been designed for relaxation with areas of paved patio, lawn and established borders with a variety of texture and colour. There is also a greenhouse, rockery area, timber shed and external boiler house.

#### Tenure

Freehold

#### Services

Mains water and electric are connected. Drainage is via a septic tank.

#### Council Tax

Great Yarmouth Borough Council - Band 'D'

#### 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 take the left hand exit onto the Caister Bypass, at the next roundabout into Norwich Road, at the next roundabout take the third exit into A149 Main Road. Continue for approximately two miles and enter Ormesby St Michael where the property can be found on the right hand side opposite the turning leading to the Boat House.

Y12751/06/26/CF



## Floor Plan



## 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

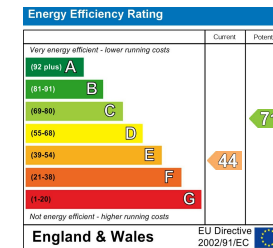
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## Area Map



## Energy Efficiency Graph



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