

**Aldreds**  
Estate Agents



52 Appleton Drive

Ormesby, Great Yarmouth, NR29 3RL

Asking Price £230,000



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## 52 Appleton Drive

Ormesby, Great Yarmouth, NR29 3RL

Aldreds are pleased to offer this well maintained detached chalet residence on a generous plot within this popular well serviced village. The property offers a flexible layout of accommodation comprising of an entrance hall, lounge, kitchen/dining room, conservatory, ground floor bedroom three and a shower room. On the first floor are two double bedrooms both with built in bedroom furniture. Outside there are established front and rear gardens, driveway parking and a garage with an electric door. The property also benefits from double glazed windows, oil central heating and is offered chain free.

### Entrance Hall

Part double glazed pvc entrance door, double glazed side screen, stairs to first floor, doors leading off to:

### Lounge

13'8" x 12'0" (4.18 x 3.68)

Including the red brick fireplace with side display area, television point, radiator, double glazed window to front aspect, door to:

### Kitchen/Dining Room

15'2" x 10'7" narrowing to 7'4" (4.63 x 3.24 narrowing to 2.25)

Fitted kitchen with wood grain finish wall and matching base units with work surfaces over, recess with electric cooker and extractor hood over, part tiled walls, larder cupboard, space and plumbing for a washing machine, radiator, double glazed door and window to:

### Conservatory

13'4" x 7'7" (4.07 x 2.33)

Brick and pvc double glazed construction with poly carbonate roof over, power points, vinyl flooring, double glazed French doors to rear.

### Bedroom 3

8'7" x 6'10" (2.62 x 2.10)

Double glazed window to front aspect, radiator.

### Shower Room

7'4" x 5'5" (2.25 x 1.66)

Tiled shower cubicle with electric shower fitting, low level wc, pedestal wash basin, electric fan heater, tiled walls and flooring, frosted double glazed window to side aspect.

### First Floor Landing

Built in airing cupboard housing the hot water cylinder, doors leading off to:





#### Bedroom 1

12'11" x 12'1" (3.96 x 3.70 )

Including a bank of fitted wardrobes to one wall and further eaves storage space to the opposite wall, radiator, double glazed wind to front aspect, radiator.

#### Bedroom 2

10'3" x 7'6" (3.14 x 2.29 )

Plus a bank of wardrobes to one wall in to the eaves storage space, additional access to eaves loft storage, double glazed window to rear aspect, radiator.

#### Outside

To the front of the property is a lawned garden with established side borders and a block pavior driveway providing off street parking and access to the detached single garage 5.25m x 2.50m with electric roller blind door, power and lighting and personal door to side. At the rear is a generous established private garden with patio, lawn and planting to boundaries with bushes and small trees. Ornamental pond.

#### Tenure

Freehold

#### Services

Mains water, electric and drainage.

#### Council Tax

Great Yarmouth Borough Council - 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 towards the far end of the street on the right hand side.



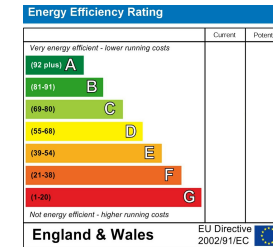
## Floor Plan



## 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.

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