

Aldreds
Estate Agents



7 Ormesby Road

Ormesby, Great Yarmouth, NR29 3TA

Asking Price £315,000



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Situated on the edge of this popular modern development overlooking fields, Aldreds are pleased to offer this immaculately presented 2019 built detached family house which benefits from a superb ground floor garden room extension. The accommodation comprises of an entrance hall, cloakroom, lounge, stunning kitchen/breakfast room, garden room, utility room, first floor landing, master bedroom with en-suite shower room, two further bedrooms and a family bathroom. Outside there are low maintenance front and rear gardens with a westerly rear aspect, garage with a rear gym. The property also benefits from double glazed windows, gas central heating and is offered chain free. An early viewing is strongly recommended.

Entrance Hall

Part double glazed composite entrance door, double glazed window to side aspect, radiator, LVT flooring, stairs to first floor with under stairs cupboard, doors leading off to:

Lounge

13'1" x 12'2" (4.00 x 3.73)

Double glazed window to front aspect, decorative panelling with wall mount tv point, radiator, tv point, fitted carpet.

Cloakroom

Low level wc, hand wash basin, LVT flooring, extractor fan, radiator.

Kitchen/Breakfast Room

18'0" x 9'3" (5.51 x 2.83)

Stunning kitchen with a modern cream finish look with wall and matching base units with work surface over, breakfast bar divider, integrated fridge/freezer and dishwasher, part metro tiled walls, built in electric oven, four ring gas hob and extractor hood over, single drainer one and a half bowl sink unit, LVT flooring, radiator, seating area, wall mount tv point, double glazed window to rear aspect, open access to:

Garden/Dining Room

11'1" x 9'6" (3.38 x 2.92)

Superb extension to the living space with double glazed full height windows to the side, bi-fold patio doors to the rear and a vaulted glass ceiling roof with spot lights, vertical radiator, LVT flooring.

Utility Room

5'8" x 5'6" (1.74 x 1.69)

Fitted work surface and single base unit with space and plumbing either side for a washing machine and tumble dryer, radiator, LVT flooring, wall mounted Ideal gas boiler, part double glazed composite door to rear.

First Floor Landing

Double glazed window to side aspect, built in airing cupboard, fitted carpet, doors leading off to:

Bedroom 1

12'11" x 10'9" (3.94 x 3.28)

Double glazed window to front aspect overlooking fields with distant sea glimpses, radiator, tv point, fitted carpet, door to:

En-Suite Shower Room

5'10" x 5'10" (1.79 x 1.79)

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

Bedroom 2

9'7" x 9'3" (2.93 x 2.82)

Double glazed window to rear aspect, radiator, fitted carpet.





Bedroom 3

9'7" x 8'6" (2.93 x 2.60)

Double glazed window to rear aspect, radiator, fitted carpet.

Family Bathroom

White suite comprising panelled bath with shower mixer attachment and tiled wall surround, pedestal wash basin, low level wc, radiator, vinyl flooring, frosted double glazed window to side aspect, radiator.

Outside

To the front of the property there is an additional block pavior parking space and adjacent to the house a driveway providing parking for two vehicles and access to the brick and tiled single garage with up and over door. The front portion of the garage measures 3.38m x 3.00m and is used for storage with a stud partition walled divider to the rear section which measures 3.00m x 2.38m which has been converted to a gym area with power and lighting and personal door to the garden. The partition can easily be removed to re-form the garage if required. A gated side access leads in to the rear garden which is laid with area of sun trap paving and artificial grass and facing a westerly direction is very light and sunny. There is also a pergola with seating area and an outside open sided bar/barbecue area.

Tenure

Freehold

Services

Mains water, electric, gas and drainage.

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 turn right into Yarmouth Road, continue over the mini roundabout into the High Street, turn left at the next mini roundabout, at the next mini roundabout turn right, at the traffic lights turn right into Ormesby Road, continue to the far end of Ormesby Road Caister and on in to Ormesby Road Ormesby where the property can be found on the front of the Persimmon Homes development on the left hand side.

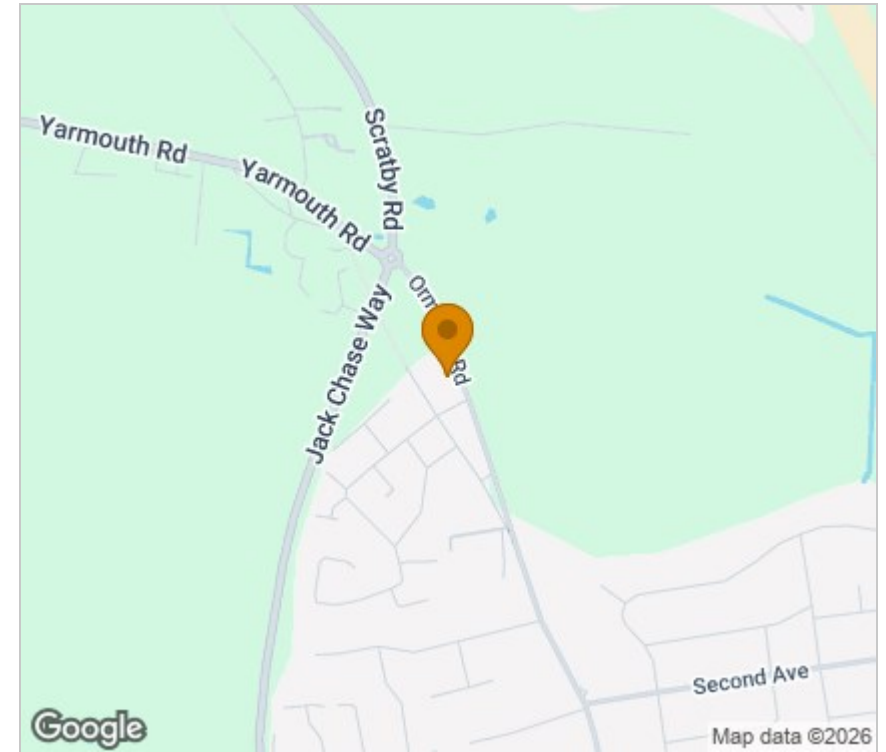
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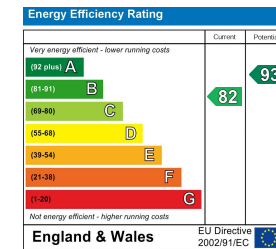
Floor Plan



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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