

**Aldreds**  
Estate Agents



104 Spruce Avenue

Ormesby, Great Yarmouth, NR29 3RQ

£210,000





## 104 Spruce Avenue

Ormesby, Great Yarmouth, NR29 3RQ

Aldreds are pleased to offer this superbly presented and highly individual, extended modern mid terraced house with a flexible living space comprising of an entrance hall, cloakroom, extended living room, modern fitted kitchen on the ground floor. On the first floor are two double bedrooms and a quality shower room. Outside there are low maintenance front and rear gardens with off street parking and a westerly rear facing garden and garage to the rear. The property also benefits from double glazed windows, security camera, oil fired central heating, aircon units and a wood burner. This attractive property would make an ideal first home or investment property. An early viewing is recommended.

### Entrance Hall

Part double glazed composite entrance door, slate flooring and fitted carpet, stairs to first floor, doors leading off to:

### Cloakroom

Sparkle finish aqua panelled walls, slate finish flooring, macerator low level wc, wash basin, extractor fan, chrome towel rail/radiator.

### Living Room

25'1" x 13'4" narrowing to 11'1" (7.67 x 4.07 narrowing to 3.40 )

Plus an extension providing a snug area of 2.31m x 1.38m with a double glazed cantilevered bay window to front aspect, plumbing for a wash basin, two vertical radiators, understairs cupboard with space and plumbing for a washing machine, wall mount tv point, cast iron wood burner set on a stone hearth with overhead aircon/heating unit, double glazed French doors to rear, fitted carpet, open access to:

### Kitchen

10'8" x 8'1" (3.26 x 2.47)

Extensively fitted with a quality colour contrast wood grain finish Shaker style kitchen with wall and matching base units with wood effect work surfaces over and matching upstands, double bowl white ceramic sink with mixer taps, integrated fridge/freezer and slimline dishwasher, part metro tiled walls, built in electric oven with four ring ceramic induction hob over, grey glass splashback panel with extractor hood over, cupboard housing the oil fired boiler, spot lighting, Velux double glazed sky light, double glazed window to rear aspect.

### First Floor Landing

Fitted carpet, access to the loft space, doors leading off to:

### Bedroom 1

13'6" x 8'11" (4.12 x 2.73)

Including fitted wardrobes plus an additional built in storage cupboard and airing cupboard, radiator, aircon/heating unit, wall mount tv point, fitted carpet, double glazed window to front aspect.







#### Bedroom 2

9'9" x 9'7" (2.99 x 2.94)

Including two built in wardrobe cupboards, aircon/heating unit, radiator, fitted carpet, double glazed window to rear aspect.

#### Shower Room

6'5" x 5'5" (1.96 x 1.66)

Quality fitted shower room with wood grain finish solid core aqua panelled walls, chrome towel rail/radiator, wood effect vinyl flooring, corner quadrant shower cubicle with electric shower, low level wc with concealed cistern, vanity unit with inset wash basin and adjacent storage cupboard, extractor fan, frosted double glazed window to rear.

#### Outside

To the front of the property a dropped kerb provides access to a block pavior driveway with low retaining brick wall with inset lighting and access beyond to the entrance. At the rear is a westerly facing rear garden which is very low maintenance and laid with artificial grass and patio areas. outside tap and socket. at the bottom of the garden is a large shed with additional wood store and concealed space for the oil tank. A gated access leads to the rear service passageway which leads beyond to the en-bloc single garage with up and over door, power and lighting. In front of the garage is parking space for one vehicle.

#### Tenure

Freehold

#### Services

Mains water, electric and drainage.

#### Council Tax

Great Yarmouth Borough Council - 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 the A149 Caister Road, continue past the Yarmouth Stadium, at the roundabout turn left onto the Caister Bypass, continue over the next roundabout into Jack Chase Way, at the next roundabout turn left into Yarmouth Road, continue into Ormesby St Margaret, continue into the village centre passing The Green on your left, turn right at the crossroads into West Road, turn left into Appleton Drive and at the T junction turn left in to Spruce Avenue. The property can then be found on the right hand side.

REF: Y12597/01/26/CF



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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