



24 Millview

Ormesby, Great Yarmouth, NR29 3ND

Guide £350,000 - £365,000



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Guide £350,000-£365,000. Aldreds are pleased to offer this well presented, deceptively spacious modern detached house on a popular development in this well serviced Broadland village. The property would make an ideal home for a growing family with accommodation comprising of an entrance hall, cloakroom, lounge, separate dining room, kitchen, utility room and study on the ground floor. A first floor landing serves four good sized bedrooms, two en-suite shower rooms and a family bathroom. Outside there are front and rear gardens with a private southerly facing rear garden, sweeping driveway and tandem double garage. The property also benefits from double glazed windows, oil central heating and is offered chain free.

Entrance Hall

Part double glazed composite entrance door, engineered wooden flooring, radiator, stairs to first floor, doors leading off to:

Lounge

18'6" x 10'5" (5.66 x 3.18)

Including the fireplace with electric fire, two radiators, tv point, sliding double glazed patio doors to rear, casement doors to:

Dining Room

11'3" x 8'1" (3.43 x 2.48)

Double glazed window to rear aspect, radiator, door to:

Utility Room

7'8" x 6'3" (2.36 x 1.91)

Fitted work surface with space and plumbing for a washing machine, single drainer stainless steel sink unit, wood effect laminate flooring, part tiled walls, part double glazed pvc door to rear, radiator, open access to the kitchen and door to:

Cloakroom

6'3" x 3'1" (1.93 x 0.96)

Low level wc, pedestal wash basin, radiator, wood effect laminate flooring, extractor fan.

Kitchen

12'0" x 8'8" (3.66 x 2.66)

Plus under stairs cupboard. Fitted kitchen with medium oak fronted wall and matching base units with work surfaces over, built in electric double oven, with four ring ceramic hob and extractor hood over, double bowl stainless steel sink unit, part tiled walls, radiator, double glazed window to front aspect, oil fired boiler, wood effect laminate flooring.

Study

6'6".154'2" x 7'4" (2..47 x 2.26)

Double glazed window to front aspect, engineered wooden flooring, radiator.

First Floor Landing

Access to the loft space, built in airing cupboard housing the hot water cylinder, doors leading off to:

Bedroom 1

11'0" x 10'4" (3.37 x 3.17)

Plus recess with a built in double wardrobe cupboard, radiator, double glazed window to front aspect, door to:

En-Suite Shower Room

5'8" x 5'3" (1.74 x 1.61)

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

Bedroom 2

10'11" x 8'9" (3.35 x 2.67)

Plus built in wardrobe cupboard, radiator, double glazed window to rear aspect, door to:

En-Suite Shower Room

6'6" x 4'10" (1.99 x 1.48)

Tiled shower cubicle with electric shower fitting, low level wc, pedestal wash basin, extractor fan, radiator, tiled flooring.





Bedroom 3

8'9" x 8'2" (2.67 x 2.49)

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

Bedroom 4

9'10" x 6'11" (3.00 x 2.11)

Plus door recess, double glazed window to front aspect, radiator.

Family Bathroom

8'5" x 5'0" (2.57 x 1.54)

White suite comprising panelled bath, low level wc, pedestal wash basin, radiator, frosted double glazed window to side aspect.

Outside

The property is situated in a tucked away position on this popular modern development and accessed off of a shared driveway access point that leads to a sweeping driveway with a turning area that extends down the side of the house to the attached tandem double garage 9.68m x 2.57m with up and over door, power and lighting, personal door to the garden. The garden is private and faces a sunny southerly direction laid with paved patio and beyond a lawned garden with established borders.

Tenure

Freehold

Services

Mains water, electric and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'E'

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, continue into North Road passing the middle school on the right, take the next turning right into Millview and follow the road down bearing left and proceed to the top of the development where the property can be found in the right hand corner.

Y12655/03/26/CF



Floor Plan



Area Map



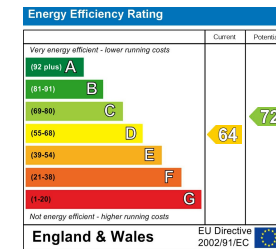
Viewing

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



17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ
Tel: 01493 844891 Email: yarmouth@aldreds.co.uk <https://www.aldreds.co.uk/>

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Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA