

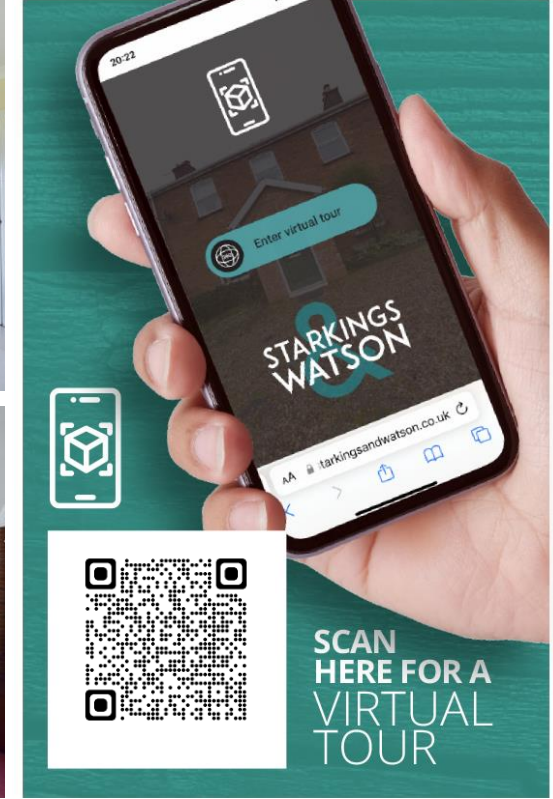
# WESTACRE GARDENS

## Ormesby, Great Yarmouth NR29 3SP

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01603 336116

# FOR SALE PROPERTY



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- Substantial Family Home
- Plot Spanning 0.23 Acres (stms)
- Kitchen/Breakfast Room & Dining Room
- Sitting Room with Triple Aspect
- Four Bedrooms & Home Office
- En Suite, Bathroom & W.C
- Parking & Gardens to Front
- Double Garage with Loft Room Above

### IN SUMMARY

With SUBSTANTIAL ACCOMMODATION spanning just under 2000 Sq. ft (stms) whilst sitting on a WELL MAINTAINED 0.23 ACRE PLOT (stms), this FAMILY SIZED HOME is detached and due to its position in the corner, enjoys GARDENS to FRONT, SIDES and REAR. An ENTRANCE HALL connects the STUDY, cloakroom, SITTING ROOM with TRIPLE ASPECT, dining room and adjacent KITCHEN which has space for a BREAKFAST TABLE and adjoins a UTILITY ROOM. Upstairs, the GALLERIED LANDING offers a window for NATURAL LIGHT, and doors to all FOUR BEDROOMS - perfect sizes to comfortably fit a KING/QUEEN SIZE BED. The main bedroom is EN SUITE and the FOUR PIECE FAMILY BATHROOM includes a shower over the bath. To the outside, the DRIVEWAY is ample in size and leads to a DOUBLE GARAGE with space behind. Solar Panels are installed providing supplementary electricity to the property and generating an income of approx. £2500.00

### SETTING THE SCENE

Following the brick-weave roadway which services

only the four properties on Westacre Gardens, there is a parking area with hard-standing underfoot in front of the double garage. Due to its position on a corner plot, there are lawned gardens to front which have hedging and trees in situ. There are gates to both sides of the garden and a pathway which leads you to the main property.

### THE GRAND TOUR

Once inside, there is fitted carpet underfoot in the entrance hall but you cannot help but look up as you enter with the vaulted ceiling and the galleried landing in view creating a focal point. Back at ground level, there are doors leading from the hall into the study which has a window to front and to the cloakroom where you find a two-piece suite. Continuing round the accommodation, the sitting room has a triple aspect and a bay window, finished with French doors which overlook the rear gardens. This wonderful space is finished with an exposed brick built open fireplace. Double doors take you through to the dining room which has a further set of French doors to the rear garden and into the kitchen. Space has been left for a central island to be installed or a breakfast table in the kitchen, with a range of wall and base level units, space for white goods and integrated cooking appliances. The adjoining utility room has further cabinets and under cabinet space for a washing machine. Upstairs, the landing connects the bedrooms and bathroom leaving only the en suite without direct access. Two of the bedrooms face to front and two to rear, all have either built-in storage or space for freestanding units to be added. The



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**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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family bathroom and the en suite shower room both have four piece suites which include a low level W.C, pedestal hand wash basin, bidet and they only differ in that one has a bath and the other a shower.

#### THE GREAT OUTDOORS

A garden like no other with a generous lawn wrapping around the property, allowing somewhere to entertain at all times of day given its orientation, and the multiple patios added with somewhere always in sun. At the boundary there is high level hedging for privacy, a range of trees including apple, pear, cherry and plum and timber panel fencing for security.

#### OUT & ABOUT

Located in the Broadland village of Ormesby, the village enjoys a full range of services including schools, convenience stores, a pharmacy, public houses, restaurants, and a petrol station. Doctors and dental surgeries can be found in the village and additional services including supermarkets at the neighbouring village of Caister-On-Sea, just five minutes down the road. The village also offers easy transport links to Great Yarmouth (ten minute drive) and the City of Norwich.

#### FIND US

Postcode : NR29 3SP

What3Words : ///newlyweds.patting.chest

#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

#### AGENTS NOTE

16 solar panels were installed in 2011, providing supplementary electricity to the house, and benefiting from a feed-in tariff generating an annual income of approx. £2500.00.



**GIRAFFE 360**

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Reduced headroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Approximate total area (1)

1999.60 ft<sup>2</sup>  
185.77 m<sup>2</sup>

Reduced headroom  
2.13 ft<sup>2</sup>  
0.20 m<sup>2</sup>

