



7 West Avenue, Ormesby

£300,000 Freehold

Guide price £300,000-£325,000. Minors & Brady are delighted to present this charming property, offering a warm welcome and comfortable living spaces. This well-maintained home boasts an entrance porch leading to an inviting entrance hall with Karndean flooring and convenient storage options.

Council Tax band: D

Tenure: Freehold

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LOCATION

Ormesby village is located at the heart of the Trinity Broads, known for sailing, boating and fishing with rich birdlife and natural beauty. There is a wide range of local amenities including small shops, restaurants, pubs, schools and a doctor's surgery - everything you need to enjoy relaxing village life. Access to both Norwich (approx. 20 miles) and Great Yarmouth (approx. 4 miles) is provided by the A47, London and motorways are accessed by the A12 from Great Yarmouth and the A11 from Norwich. Within walking distance to the beautiful sandy beaches of both Caister and Scratby.

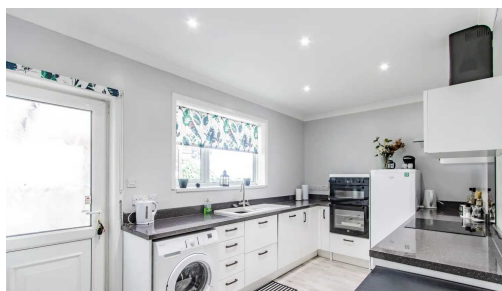
WEST AVENUE, ORMESBY



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Welcome to this charming property accessed through a side door leading to an entrance porch, providing a convenient space for coats and shoes. Step into the entrance hall, featuring Karndean flooring, under-stairs storage, and access to all ground floor rooms. A carpeted staircase gracefully leads you to the first floor. As well, the ground floor features two spacious bedrooms.

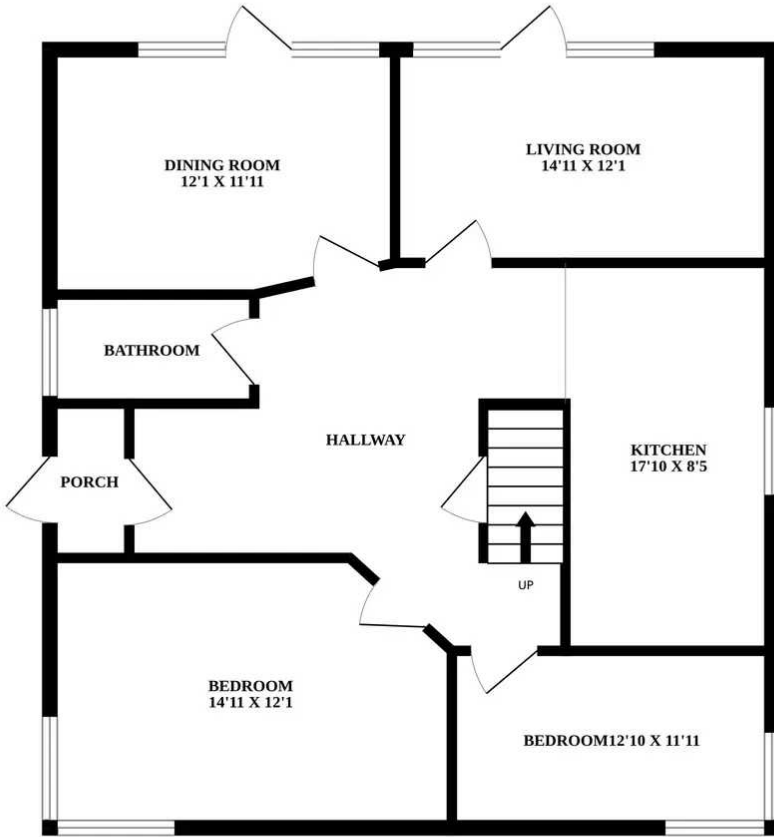
The ground floor comprises a well-appointed bathroom with a three-piece suite, Karndean flooring, and a double-glazed window. Relax in the spacious lounge at the rear, complete with fitted carpet flooring, French doors opening to the garden, and ample room for furniture. Adjacent to the lounge, a versatile dining room offers fitted carpet flooring, a double-glazed window, and a door leading to the garden. The dining room seamlessly connects to the lounge, providing a perfect space for entertaining.

Moving to the heart of the home, the open-plan kitchen impresses with Karndean flooring, white gloss units, and a range of integrated appliances. The kitchen includes a double-glazed window, a door to the exterior, and a dining area for family meals. Ascend the carpeted staircase to the first floor, where you will find two comfortable bedrooms with fitted carpet flooring, double-glazed windows, and radiators. Upstairs you will also find a shower room which boasts an extraordinary double shower, as WC and hand wash basin.

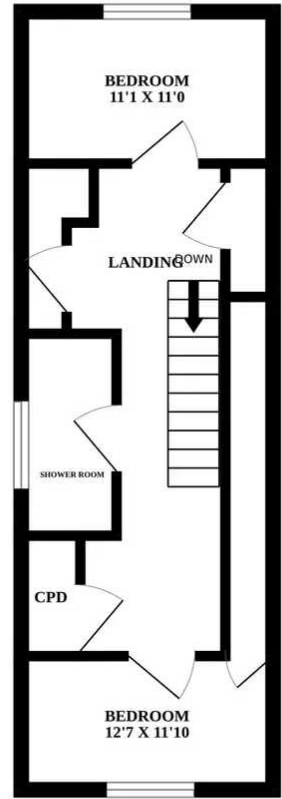
Outside, the property features two driveways for convenient off-road parking, along with a garage and a timber gate granting access to the rear garden. Enjoy the tranquil south-facing garden, which boasts a covered patio area ideal for al fresco dining and entertaining. The well-maintained garden offers a lush green lawn, surrounded by vibrant plants, shrubs, and privacy-enhancing



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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