

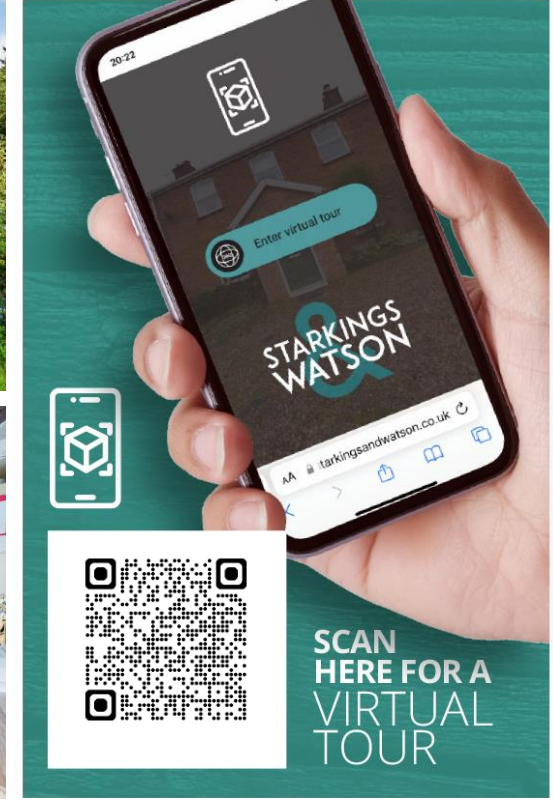
WAPPING

Ormesby, Great Yarmouth NR29 3JY

Freehold | Energy Efficiency Rating : E

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

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STARKINGS & WATSON

- Extended Character Home with Stunning Interior
- Open Plan Kitchen/Dining Room
- Snug with Wood Burner
- Dual Aspect Sitting Room with Wood Burner
- Three Bedrooms Off Landing
- Family Bathroom & Shower Room
- Ample Parking & Garage
- Private Well Stocked Gardens

IN SUMMARY

This WARM and INVITING CHARACTER HOME enjoys an EXTENDED LAYOUT with a combination of OPEN PLAN LIVING and cosy rooms such as the SNUG with its WOOD BURNER. Extending close to 1600 Sq. ft (stms) with a 28' GARAGE and 0.15 ACRE PLOT (stms), the gardens match the interior, presented in a WELL STOCKED COTTAGE STYLE. The side porch entrance leads to the 21' KITCHEN/DINING ROOM, leading into the SNUG, 13' dual aspect SITTING ROOM with WOOD BURNER, FAMILY ROOM and inner hall where the bathroom is found. Upstairs, THREE BEDROOMS lead off the landing, along with a SHOWER ROOM. Brimming with CHARM, exposed brick work and timber beams form part of the styling, whilst potential still exists to further extend (stp).

SETTING THE SCENE

Siting on a single width road, the property is tucked away with an exposed brick and painted facade. Ample parking can be found to the side, with access to the property, garage and gated garden. Pleasantly

enclosed, a honeysuckle sits on top of the gate, with hedging to front.

THE GRAND TOUR

The side porch offers the perfect entrance, with tiled flooring and a door to the kitchen/dining room. With views to front, side and rear via four windows, a range of base level units are fitted along with a feature brick built fireplace which provides a home for the oil fired Rayburn - providing hot water and cooking facilities. Space is provided for a traditional oven and general white goods, whilst pamment tiled flooring runs under foot, with space for an island or large dining table. A door leads to front, and timber beams creates an entrance to the adjacent snug. Stairs rise to the first floor with a built-in cupboard below, and a further brick built fire place creates a focal point with a high level cast iron wood burner. Two further storage cupboards sit in a lobby area, with a door to the family bathroom, complete with an airing cupboard and tiled flooring. The sitting room also leads off the snug, open plan to the family room, with fitted carpet running throughout the space, a window to front and uPVC double glazed sliding patio doors to rear. The feature fire place includes a cast iron wood burner. Heading upstairs, stripped wood flooring can be found under foot, with the bedrooms leading off. The main bedroom offers dual aspect views, with the second bedroom complete with stripped wood flooring, along with the third which is also a double - flooded with natural light through three windows. The shower room completes the property, with tiled splash backs and stripped wood flooring.



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THE GREAT OUTDOORS

A gardeners paradise with a central lawn and well stocked borders, the garden enjoys a pleasant outlook with a secluded seating area, green house and timber shed. Raised beds create a focal point to the right hand side, with various Elder trees, and access to the garage - complete with an up and over door to front, power and lighting.

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 3JY

What3Words : ///bluffing.verges.waking

VIRTUAL TOUR

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

AGENTS NOTE

The neighbouring property has a right of access to the rear with prior permission for heavy equipment.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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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