

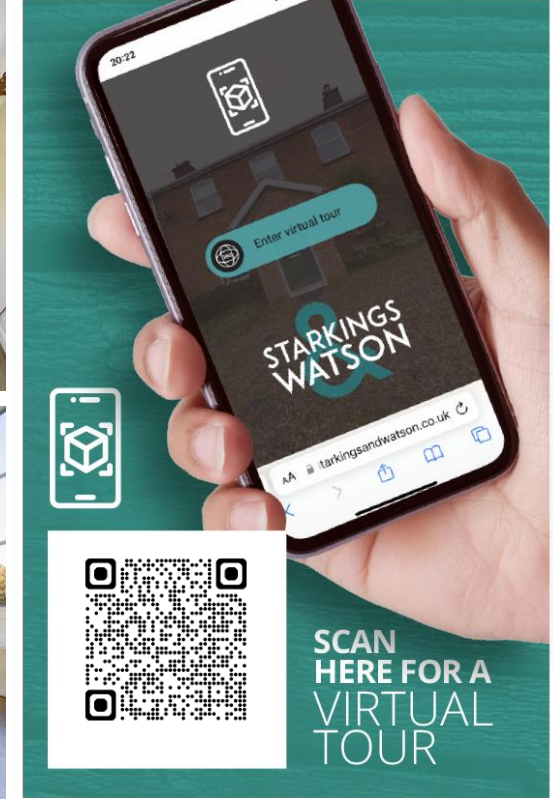
# CLAYMORE GARDENS

## Ormesby, Great Yarmouth NR29 3PX

Freehold | Energy Efficiency Rating : TBC

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

# FOR SALE PROPERTY



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[starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)





- No Chain!
- Semi-Detached Cottage
- Potential to Modernise & Extend (stp)
- Private Gardens to Front & Rear
- Over 1450 Sq. ft (stms)
- Two Reception Rooms & Sun Room
- Kitchen/Dining Space
- Four Bedrooms

### IN SUMMARY

NO CHAIN. Requiring UPDATING and MODERNISATION, this semi-detached COTTAGE enjoys an UNRIVALED SETTING, with ample parking, PRIVATE and MANAGEABLE GARDENS. With POTENTIAL to remodel or extend (stp) the existing property, over 1450 Sq. ft (stms) of accommodation can be found inside, with FOUR BEDROOMS off the landing. Screened by high level hedging, the tucked away setting leads to the property, where the 16' HALL leads to the sitting room, sun room, KITCHEN/DINING ROOM, formal dining room and rear lobby. Upstairs, FOUR BEDROOMS lead off the landing, along with the shower room and SEPARATE W.C. The GARDENS can be found to front and side, along with a GARAGE and storage shed.

### SETTING THE SCENE

Screened from the road by mature hedging, the driveway offers tandem and side by side parking, with an open aspect to the front and rear gardens. To the front, the lawned area is adjoined by planted borders, and a shingle pathway to the front door.

### THE GRAND TOUR

Heading inside, the hall entrance immediately offers a period feel, including high level skirting boards, wood block flooring and stairs to the first floor with storage under. Doors lead off, starting in the dual aspect sitting room. The feature brick built open fire creates a focal point, with double doors opening to the sun room, with full height windows to rear, and a door to side. The kitchen also leads off the hall, with dual aspect windows to front and rear, tiled flooring and ample space for a table. The kitchen units form an L-shape, with space for a cooker and general white goods. A built-in cupboard sits to one side, with a door to the rear lobby and garden. The dining/family room leads from the kitchen, extending the living space and offering further potential. With a window to front and built-in cupboard, a door leads to the rear lobby where the oil fired central heating boiler can be found. Upstairs, the long landing leads to the four bedrooms, which all sit to the front of the property - ready for flooring and furnishings. The W.C sits to one end of the landing, with a separate shower room in a wet room style which is finished with a three piece suite, tiled walls and heated towel rail.

### THE GREAT OUTDOORS

To the rear of the property, an enclosed courtyard style garden can be found, with an area of hard standing patio which is ideal for alfresco dining, whilst opening up to an area of grass and bark chipping.



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### 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 3PX

What3Words : ///hunk.strapped.farm

### VIRTUAL TOUR

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

### AGENTS NOTES

We are advised that the tree on the rear boundary is protected by a tree preservation order. A flying freehold including a section of hallway and the shower room exists over the neighbouring property.

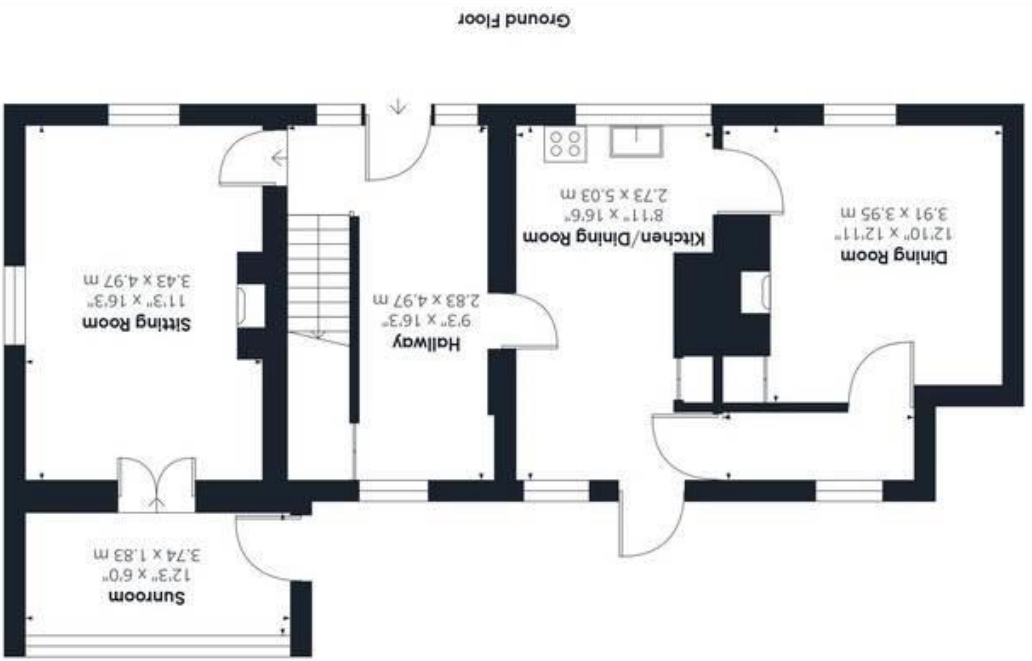
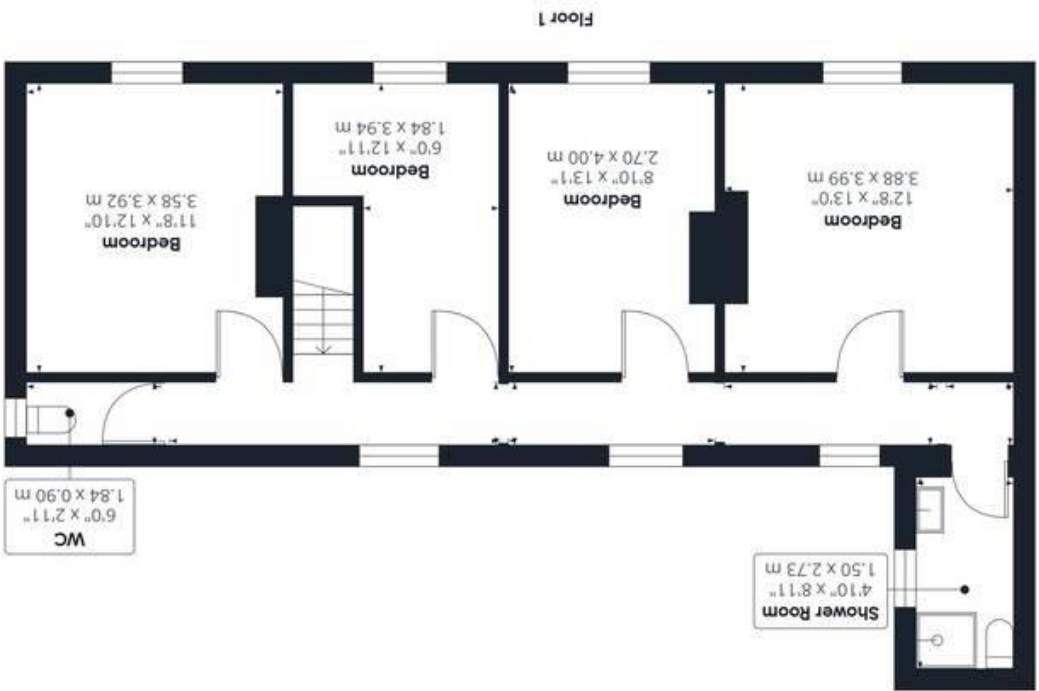
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Price:



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Approximate total area<sup>m</sup>  
 1459.79 ft<sup>2</sup>  
 135.62 m<sup>2</sup>

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.

(1) Excluding balconies and terraces