



## 23 Conifer Close, Ormesby

£350,000 Freehold

GUIDE PRICE: £350,000-£375,000. Explore this detached family residence, offering a comfortable and convenient living experience. Sitting in the wonderful village of Ormesby, in close proximity to all local amenities and natural surroundings. Its accommodation consists of...

Council Tax band: D

Tenure: Freehold



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### LOCATION

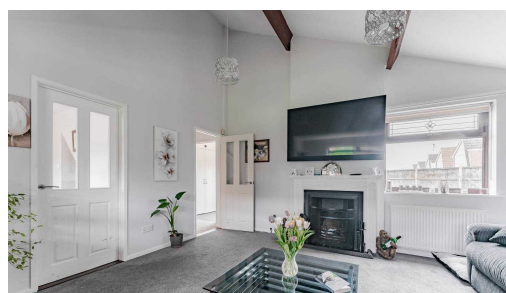
Located on Conifer Close in the picturesque village of Ormesby, this property enjoys a prime location that blends the charm of village life with easy access to essential amenities. Ormesby is known for its serene atmosphere and scenic surroundings, making it a sought-after place to call home. The village offers a range of local shops, schools, and community facilities, catering to the needs of residents. With its proximity to the stunning Norfolk coastline and convenient transport links to nearby towns, including Great Yarmouth and Norwich, Conifer Close offers an ideal setting for a relaxed yet well-connected lifestyle.



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## CONIFER CLOSE

Upon arrival to this wonderful family home, is a large driveway providing off-road parking for all family members and visitors, whilst the double garage offers additional parking or extra storage space.

Step inside where you are instantly greeted by a welcoming porch, leading into the entrance hall. Positioned to the left side of the property is a spacious sitting room, where you can showcase your comfortable furniture and decorative items. With access to the versatile office, ideal for anyone looking to work from home. The ground floor benefits from a bedroom, that has the versatility to be a study, snug or guest bedroom.

At the heart of the home is a kitchen, perfect for hosting occasions and everyday family living. It is well-equipped with units and appliances to be able to cook your favourite meals. Complimented by a convenient WC and a utility room, for your additional storage and laundry goods. The dining room encourages gatherings with family and friends, for you to enjoy your home-cooked meals.

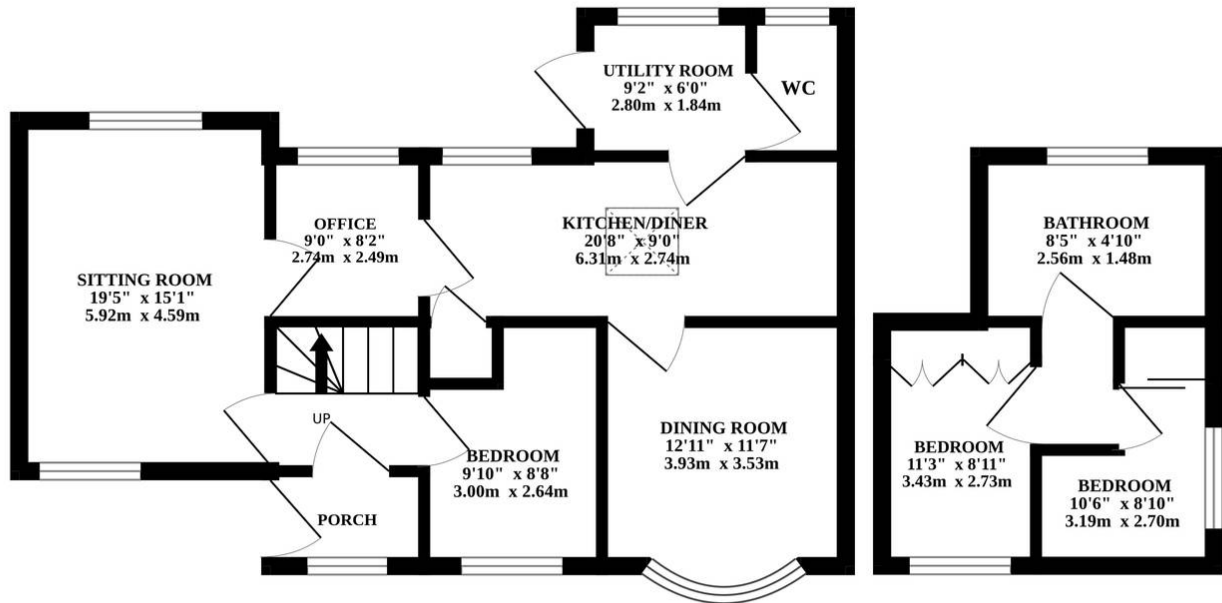
Heading upstairs you will find two bedrooms, designed to offer you relaxation and privacy. They are both complete with built in wardrobes, for your everyday essentials. The bathroom comprises of a three piece suite, accomodating all family members and guests.

Towards the rear is a generous size garden, primarily laid to lawn, boarded by a range of plants and hedging. The patio area is



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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