



## 4 Nickerson Close, Ormesby

£375,000 - £400,000 Freehold

Situated in a secluded setting, this beautiful detached residence presents an exceptional opportunity for those seeking the perfect family home to accommodate a busy and modern lifestyle. Boasting a comfortable and contemporary design throughout, this five-bedroom detached house offers a harmonious blend of style and functionality.

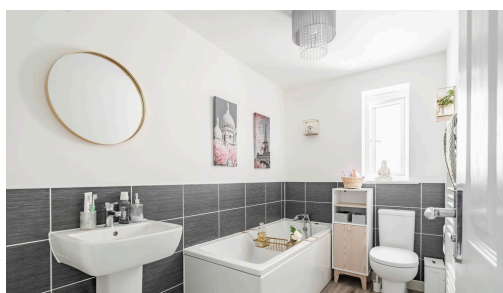
## LOCATION

Nestled in the charming village of Ormesby, Nickerson Close enjoys a peaceful cul-de-sac setting in the heart of Norfolk's sought-after Broads region. This delightful location offers the perfect blend of rural tranquillity and convenience, with picturesque countryside walks and scenic waterways just moments away. The property is within easy reach of Ormesby's local amenities, including shops, schools, and traditional pubs, while the vibrant seaside town of Great Yarmouth and its golden beaches are a short drive away. With excellent transport links to Norwich city center, this address provides a serene retreat with all the benefits of modern connectivity.



## NICKERSON CLOSE

Upon arrival is a beautiful first impression of this detached family home, which continues to impress throughout. The driveway provides off-road parking for all family members and visitors, whilst the garage is converted into a home gym, with potential to be an office or storage space.



Step inside where you are instantly greeted by a bright and welcoming entrance hall. Positioned at the front of the property is a pleasant sitting room, where you can showcase your most comfortable furniture, to unwind and relax after a long day.

At the heart of the home lies an incredible open-plan kitchen/dining room, ensuring effortless interaction when hosting occasions and everyday family living. The kitchen is well-equipped with high quality units, high-spec integrated appliances and a breakfast bar, to enhance your cooking experience. Transitioning to the dining area, encouraging gatherings with loved ones. The presence of a functional WC and a utility room is suitable for your additional storage and laundry essentials.

Ascend to the first floor, where you will encounter five bedrooms, meticulously designed to offer you relaxation and privacy, with the option for one to be a dressing room. The master bedroom flaunts its own contemporary ensuite, adding a luxury yet convenient touch. The main bathroom comprises of modern three piece suite, accommodating all family members and guests.

Towards the rear is a well-maintained landscaped garden, primarily laid to lawn, with a decked terrace that creates a wonderful space for your outdoor furniture during summertime BBQs and entertainment. Overall, it is fully enclosed so you can enjoy in seclusion.

#### AGENTS NOTES

We understand that this property is freehold.

Maintenance fee - RMG £158 per year for estate planting/management. Renewal - April 2025.

Connected to mains water, electricity, gas and drainage.

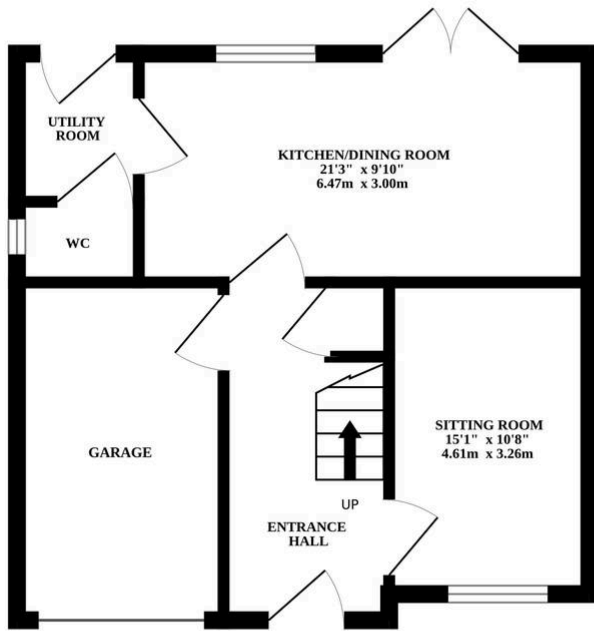
Council Tax band: D

Tenure: Freehold

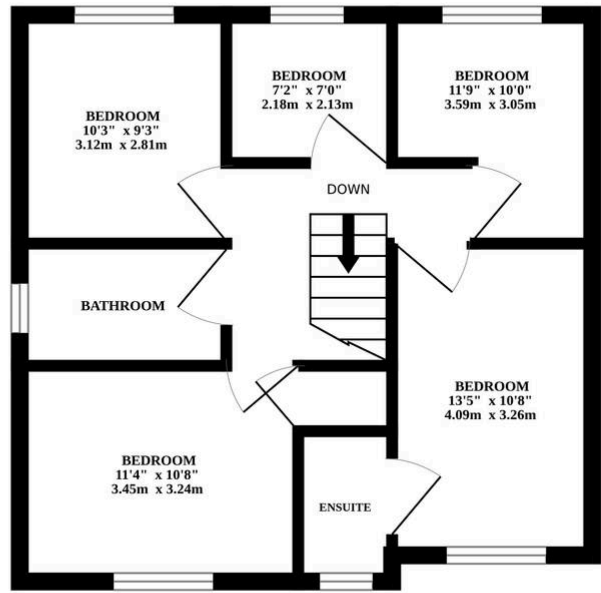
EPC Energy Efficiency Rating: B



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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