



## 138 Ormesby Road, Badersfield

£205,000 Freehold

Positioned in a sought-after location of Badersfield, this move-in ready two-bedroom end-of-terrace house offers a high standard of finish and modernised features. With its well-presented exterior, beautiful field views, and proximity to local amenities, this charming property seamlessly combines contemporary living with serene surroundings, providing an exceptional opportunity for prospective homeowners.



## Location

Situated in the village of Badersfield, Norfolk, Ormesby Road offers a peaceful residential setting approximately 10 miles north of Norwich. This location provides convenient access to the B1150, connecting to nearby towns such as North Walsham and Coltishall. With local amenities including a convenience store, community centre, and children's playground. Surrounded by picturesque countryside, the area is ideal for outdoor activities, while the nearby city of Norwich offers a wealth of shopping, dining, and cultural attractions, making this an appealing location for those seeking a balance of rural charm and modern convenience.



## Agents Note

We understand that the property is being sold as a freehold. Connected to all mains such as water, electricity, drainage and gas.

Tax Council Band - A





## Ormesby Road, Badersfield

Upon entering through the welcoming entrance porch, you are greeted with an open-plan kitchen and dining room designed for functionality. The thoughtfully designed kitchen boasts modern built-in cabinets, providing practicality and ample countertop space for meal preparation. Integrated appliances, generous storage options, and under-counter space for a washing machine ensure it accommodates all culinary essentials with ease. With tile effect laminate flooring, it offers space for a dining table, making it an inviting space to enjoy meals.

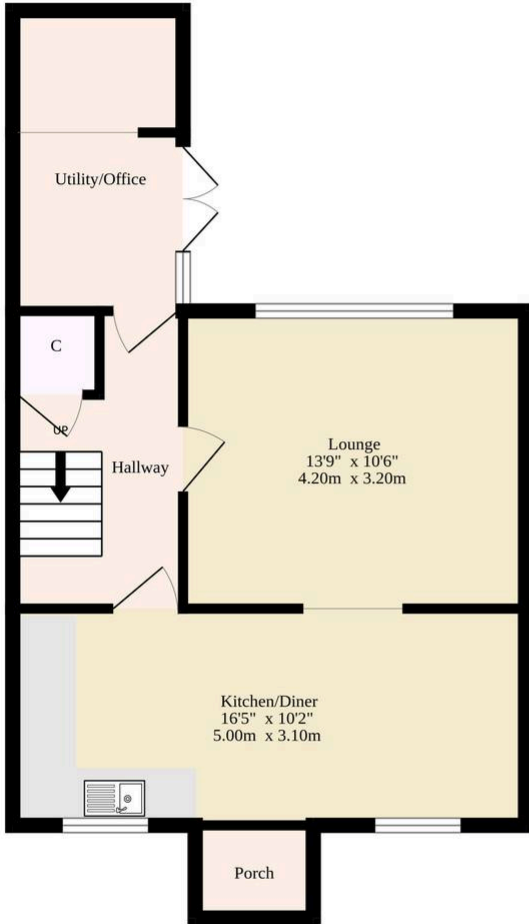
The spacious lounge features a carpeted floor and a rear-facing window that ensures garden views, creating a cosy space. Its generous proportions provide versatility for arranging furniture to suit your lifestyle. Further enhancing the property's allure is the addition of a separate utility or home office room at the rear, offering versatile useability with double doors opening onto the private rear garden plot.

Adding to the appeal, a hallway with stairs leading to the first floor includes a convenient storage cupboard, enhancing the property's functionality. The accommodation offers two well-sized bedrooms with built-in cupboards and plush carpeted floors with one enjoying front-facing views and the other overlooking the rear garden. The first floor also includes a convenient WC and a separate bathroom fitted with a bathtub and wash basin, fully tiled for a neat finish that meets practical needs.

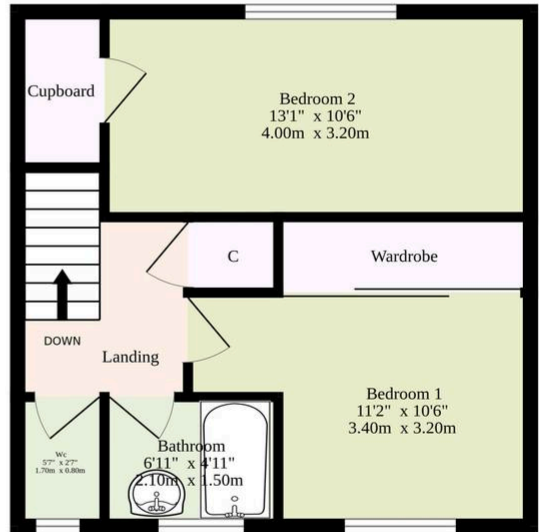
The spacious garden features a decked patio area with space for outdoor furniture. A well-maintained lawn adds to the charm, offering ample room for outdoor activities. Off-road parking facilities include a garage and one allocated parking space, ensuring convenience for residents and guests alike.



Ground Floor  
485 sq.ft. (45.1 sq.m.) approx.



1st Floor  
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 826 sq.ft. (76.7 sq.m.) approx.

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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