



Old Coast Road, Ormesby - NR29 3QH





## Old Coast Road

Ormesby, Great Yarmouth

This DETACHED FARMHOUSE STYLE HOME exudes CHARACTER and CHARM, whilst enjoying an ENCHANTING WALLED GARDEN with ample parking, timber built GARDEN LODGE and garage. Opening the front gate you step into a PRIVATE OASIS with entertaining space in abundance, whilst the gardens wrap around the property. Inside, a mix of modern and classical touches blend seamlessly, whilst natural LIGHT FLOODS the PROPERTY, giving an uplifting and inviting feel. Close to 1400 Sq. ft (stms) of accommodation can be found within, including the 17' SITTING ROOM with a feature fireplace and FRENCH DOORS to the garden, snug, utility room with PANTRY and 18' KITCHEN/DINING ROOM - boasting a TRIPLE ASPECT. Upstairs, THREE DOUBLE BEDROOMS and ONE SINGLE BEDROOM lead off the landing, including the main bedroom with a WALK-IN WARDROBE and EN SUITE, and further period style FAMILY BATHROOM. To the outside a useful TIMBER LODGE creates the ideal home office or studio space, or the ideal setting for alfresco dining in the summer months.





Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Detached Farmhouse Style Home
- Extended Layout with Modernised Interior
- Wrap Around Gardens with Timber Lodge
- Triple Aspect Kitchen/Dining Room
- Two Formal Reception Rooms
- Four Bedrooms
- Family Bathroom & En Suite
- Ample Parking & Garage

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.



## SETTING THE SCENE

Stepping through the front gated entrance, the private front gardens can be enjoyed boasting a walled boundary to front and side, with a gated access to the driveway adjacent. The front gardens remain private with a large area of grass and raised timber decking which leads to an outside bar area. The driveway offers side by side and tandem parking, with double gates to the garden and access to the garage. Further vehicular gates can be found to the side of the property which in turn lead into the rear garden.

## THE GRAND TOUR

Stepping inside, the porch entrance offers useful storage with a hall beyond where stairs rise to the first floor landing, and doors lead off to the main living space. Starting in the sitting room with its grand feature fireplace, a range of windows and doors offer a triple aspect view whilst flooding the room with natural light. This comfortable and cosy room is completed with wood flooring underfoot whilst leading seamlessly into the adjacent snug/study - extending the living space and offering a versatile range of uses. A further feature fireplace and cast iron woodburner create a focal point to the room with the door taking you to the utility room and a further door into the kitchen/dining room creating the hub at the home. This open plan kitchen/dining space offers a further triple aspect view with French doors leading to the rear garden and side courtyard - whilst being perfectly sized to incorporate space for cooking appliances and general white goods. The characterful ceramic butler sink sits to one corner, with solid wood work surfaces, where tiled flooring runs underfoot, and further storage can be found in the utility room. Extending the workable area of the kitchen, there is room for general white goods including a washing machine and dishwasher. This spacious room offers tiled splash-backs and flooring, with a further window to rear, along with the built-in under-stairs storage cupboard and pantry.

Heading upstairs, four bedrooms lead off the landing - all of which are finished with either fitted carpet or wood flooring, whilst the second bedroom includes a range of built-in wardrobes and the main bedroom includes a dual aspect view with a walk-in wardrobe and en-suite. The en suite offers a white three piece suite with tiled splash backs and a shower over the bath, with an adjacent family bathroom offering a further shower and bespoke vanity sink unit with a range of storage.

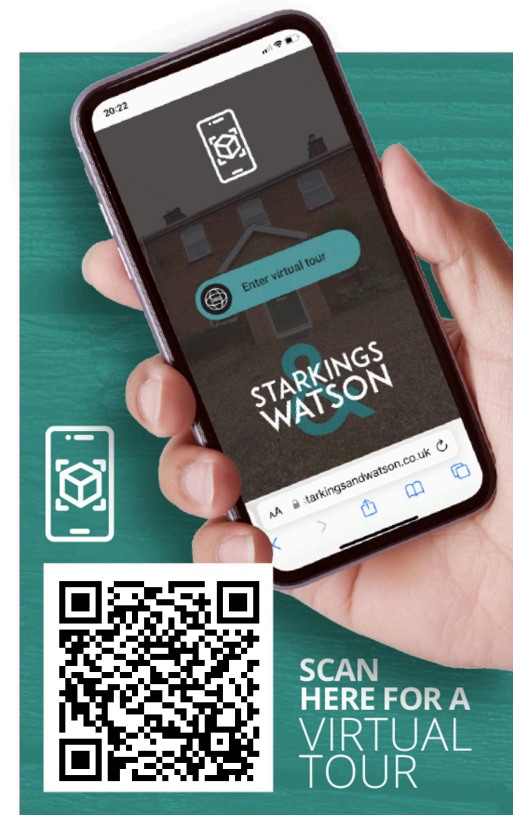
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## VIRTUAL TOUR

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











## THE GREAT OUTDOORS

The side courtyard leads from the kitchen, creating an enclosed space with timber picket fencing allowing access to the front and rear gardens. The rear garden is mainly laid to lawn with a sweeping shingled seating area and side-walled boundary with timber gates leading out. A range of mature planting and shrubbery are throughout the garden, with further timber double gates leading to the driveway and garage, with steps rising to the outside lodge. An ideal garden entertaining space or home office with power and lighting installed, the lodge is a fantastic addition to the entertaining space. The garage offers storage, being finished with an electric roller door to front, power and lighting.

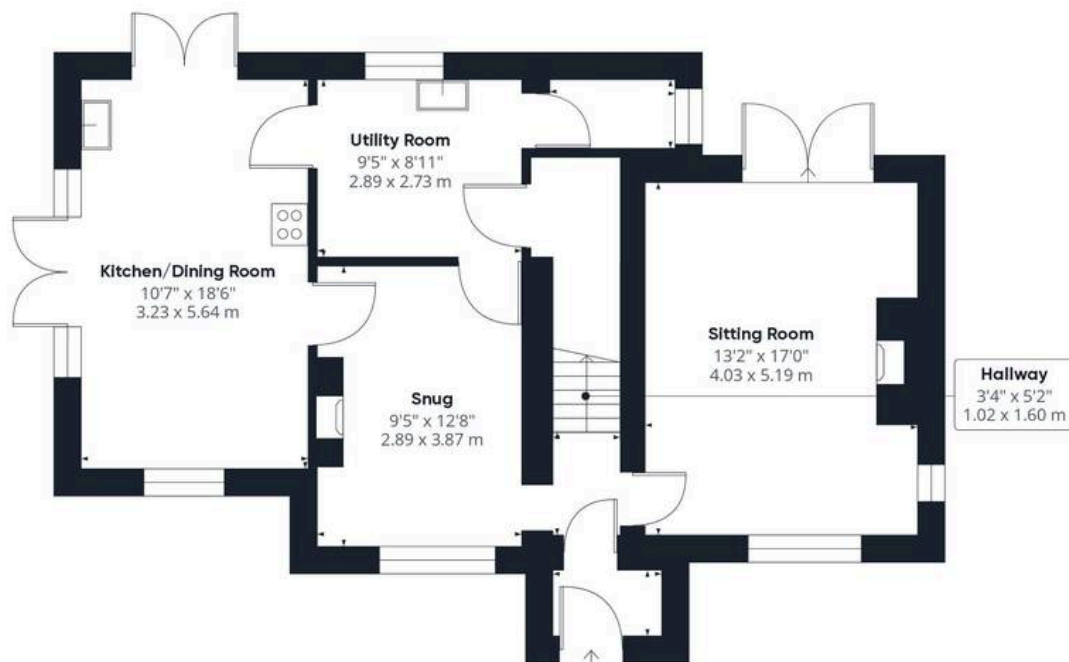
**Garage**

**Driveway**

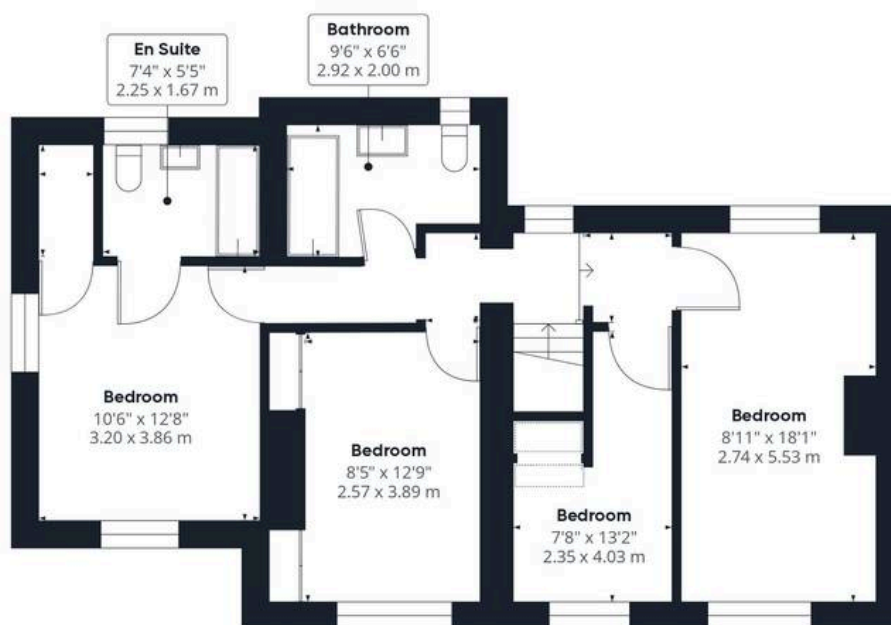
**On street**







**Ground Floor Building 1**



**Floor 1 Building 1**



**Ground Floor Building 2**

**Approximate total area<sup>(1)</sup>**

1500.93 ft<sup>2</sup>

139.44 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**





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