



## 17 Bracecamp Close, Ormesby

£340,000 Freehold

Situated within a quiet and established residential cul de sac in the village of Ormesby, this detached family home offers generous and well arranged accommodation across two floors, complemented by a good sized rear garden, integral garage, and driveway parking. The property provides a practical and flexible layout suited to modern family life, with multiple living spaces, four bedrooms, and a clear separation between living and sleeping accommodation. Well positioned within the village, the home offers a comfortable setting while remaining within easy reach of local amenities and transport links.

Council Tax band: D

Tenure: Freehold



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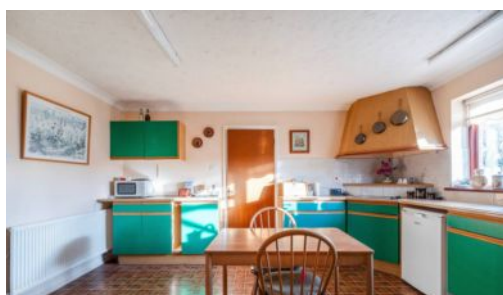
### Location

Bracecamp Close is set within a quiet residential pocket of the well-served Norfolk village of Ormesby, offering a comfortable village setting with everyday convenience close at hand. Ormesby provides a range of local amenities, including shops, a post office, schools, and a village pub, along with regular bus services connecting to Great Yarmouth and surrounding areas.

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The nearby coastline at Caister on Sea and Winterton on Sea is easily accessible for beach walks and outdoor time, while Ormesby Broad and the wider Broads National Park offer scenic routes for walking, boating, and wildlife spotting. Road links place Great Yarmouth, Norwich, and Lowestoft within straightforward reach, making this a practical and appealing location for both daily living and leisure.

### Bracecamp Close

The ground floor accommodation opens into a welcoming entrance hall, providing access to the main living areas and the staircase to the first floor. The lounge is positioned to the front of the property and opens through to the dining room via a wide opening, creating a connected and sociable reception space that works well for both everyday living and entertaining. The lounge features a fireplace that forms a natural focal point within the room, adding character and a cosy feel.

The kitchen is generously sized and offers good worktop and storage space, arranged for practical day to day use. This is supported by a separate utility room, providing additional functionality and internal access to the garage. A ground floor WC is positioned off the hallway, adding convenience for family life and visiting guests.

Upstairs, the first floor offers four well proportioned bedrooms, all accessed from the central landing. The principal bedroom benefits from its own ensuite shower room, while the remaining bedrooms are served by a family bathroom. The layout allows flexibility for use as bedrooms, home working space, or guest accommodation as required.

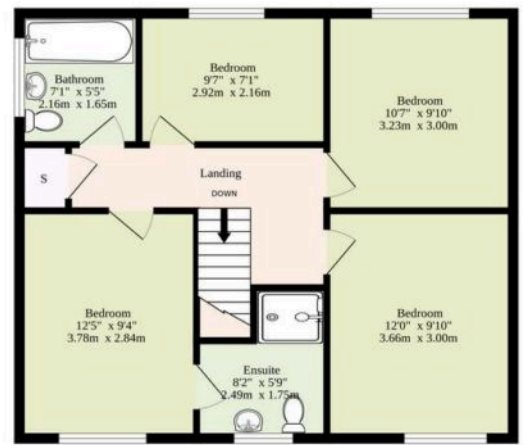
Externally, the property benefits from a driveway providing off road parking to the front, along with an integral garage offering



Ground Floor  
897 sq.ft. (83.3 sq.m.) approx.



1st Floor  
519 sq.ft. (48.2 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 1416 sq.ft. (131.6 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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