



Millview, Ormesby - NR29 3ND

**STARKINGS  
& WATSON**

HYBRID ESTATE AGENTS





## Millview

Ormesby, Great Yarmouth

NO CHAIN. Situated just a few moments walk from all amenities this MID-TERRACE HOME offers well connected village living with the golden sands of the Norfolk coastline being only a few moments away. The property offers an open 14' SITTING ROOM, ideal for any lay out with an OPEN KITCHEN/DINING ROOM to the very rear boasting INTEGRATED COOKING APPLIANCES with a large under stair cupboard where a RECENTLY FITTED MODERN ELECTRIC BOILER has been fitted. From the first floor landing TWO DOUBLE BEDROOMS are on offer with both a THREE PIECE BATHROOM and EN-SUITE SHOWER ROOM on offer. The rear garden is FULLY ENCLOSED and PRIVATE due to the position of the home while a rear gate leads you towards a PRIVATE COURTYARD where ALLOCATED OFF ROAD PARKING is on offer.

Council Tax band: B

Tenure: Freehold





- No Chain
- Mid-Terrace Home
- Updated Modern Electric Central Heating System
- 14' Sitting Room Leading Into Open Kitchen/Dining Room
- Two Double Bedrooms
- Three Piece Bathroom & En-suite Shower Room
- Low-Maintenance, Fully Enclosed Rear Garden
- Allocated Off Road Parking Behind The Home

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

The property can be found set back from the street where a well planted and mature lawn frontage separating the home from the public footpath adding both vibrancy and privacy to the front of the home. Off road parking comes towards the side and rear of the property where a courtyard opens up with allocated and numbered parking spaces for use of residents only.



## THE GRAND TOUR

Once inside, a small entrance lobby is the first space to greet you giving access to the first floor through stairs ahead featuring a low level radiator making the ideal space to hang coats and shoes before heading indoors. The sitting room sits just to the side of this laid with all wooden effect flooring. This space has an open flooring suited to a potential choice of soft furnishings with wooden framed double glazed windows allowing natural light to fill the room. To the rear, a completely tiled kitchen and dining room opens up at the back of the home with floor space on the right hand side opening up in front of a set of double glazed sliding doors onto the rear garden patio to leave more than enough room for a formal dining or breakfast table. Sat underneath the stairs is a generous storage cupboard where recently the owner has installed a modern electric central heating boiler. The adjacent side of the room is home to a mixture of wall and base mounted storage units where space remains for freestanding appliances such as a fridge/freezer and washing machine with an integrated oven and hob featuring extraction fan above.

The first floor landing splits in each direction to take you into each of the bedrooms with the smaller being found to the very rear of the home with all carpeted flooring and a double built in wardrobe whilst the larger bedroom sits to the very front of the property again benefiting from double built in wardrobes with the added benefits of an en-suite shower room complete with low level radiator and frosted glass window. To the top of the stairs and heading past another built in storage cupboard the three piece family bathroom suite is on offer with a part tile surround wooden effect vinyl flooring in a herringbone pattern with frosted glass window.

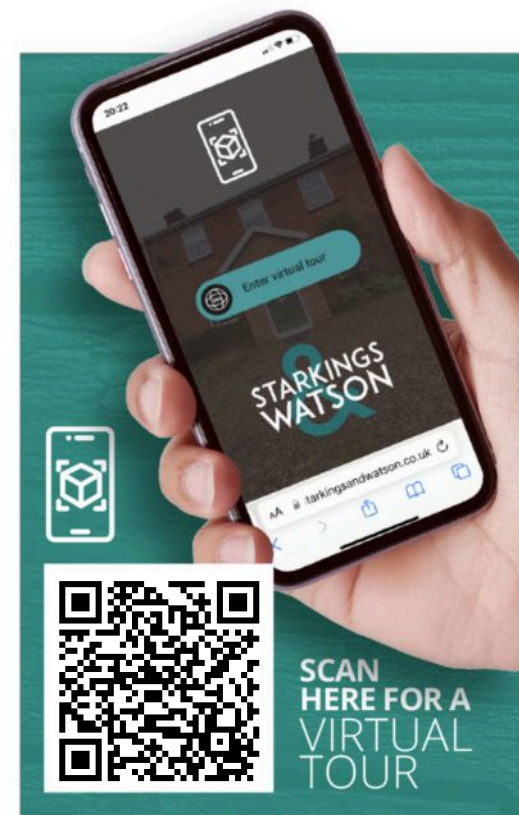
## FIND US

Postcode : NR29 3ND

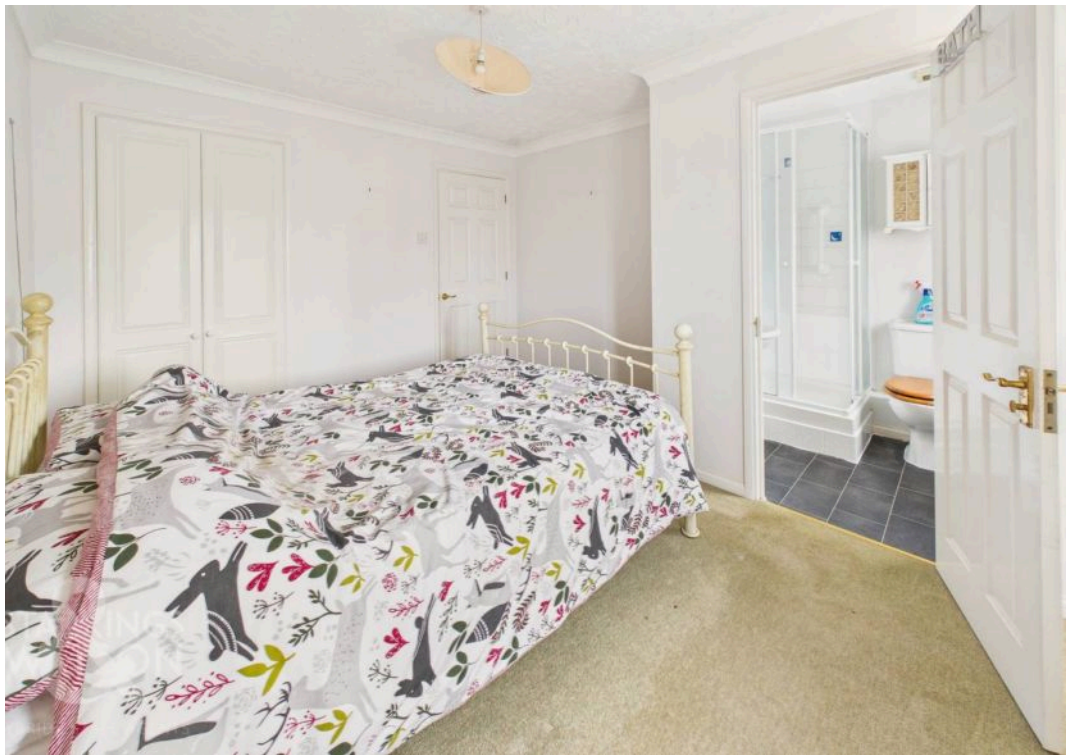
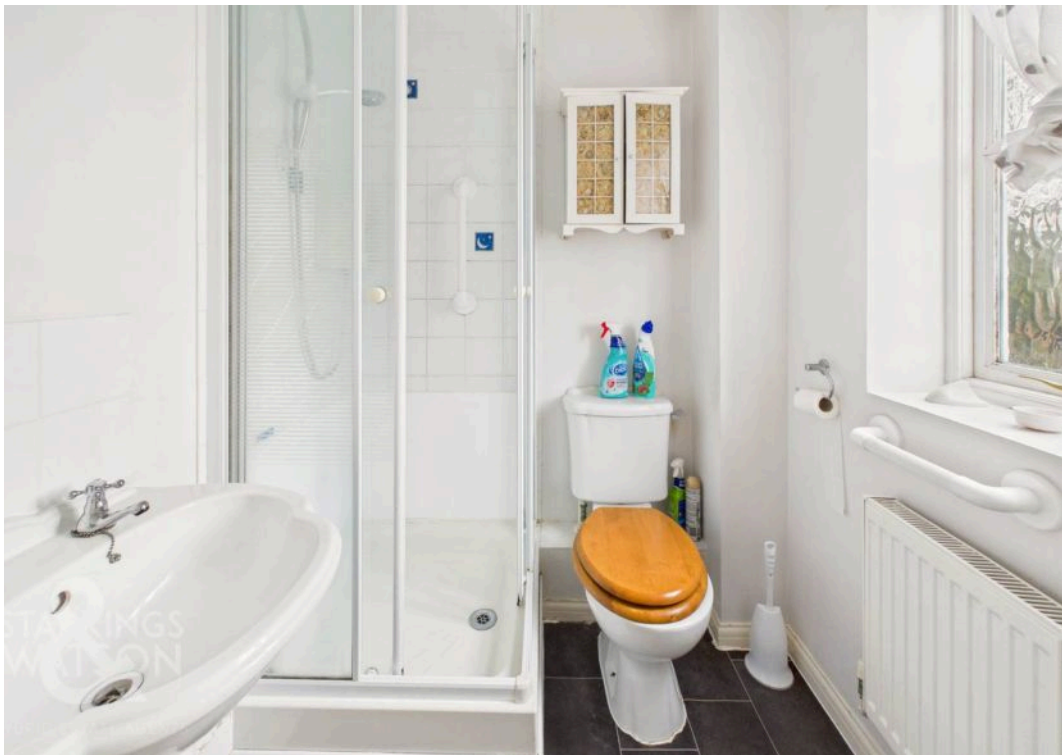
What3Words : ///disprove.listings.shed

## VIRTUAL TOUR

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









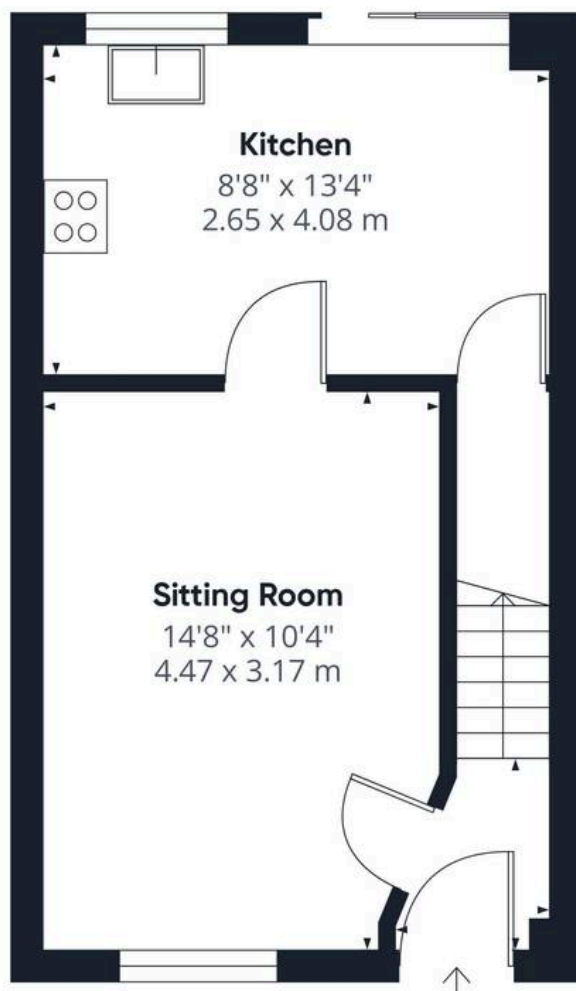


## THE GREAT OUTDOORS

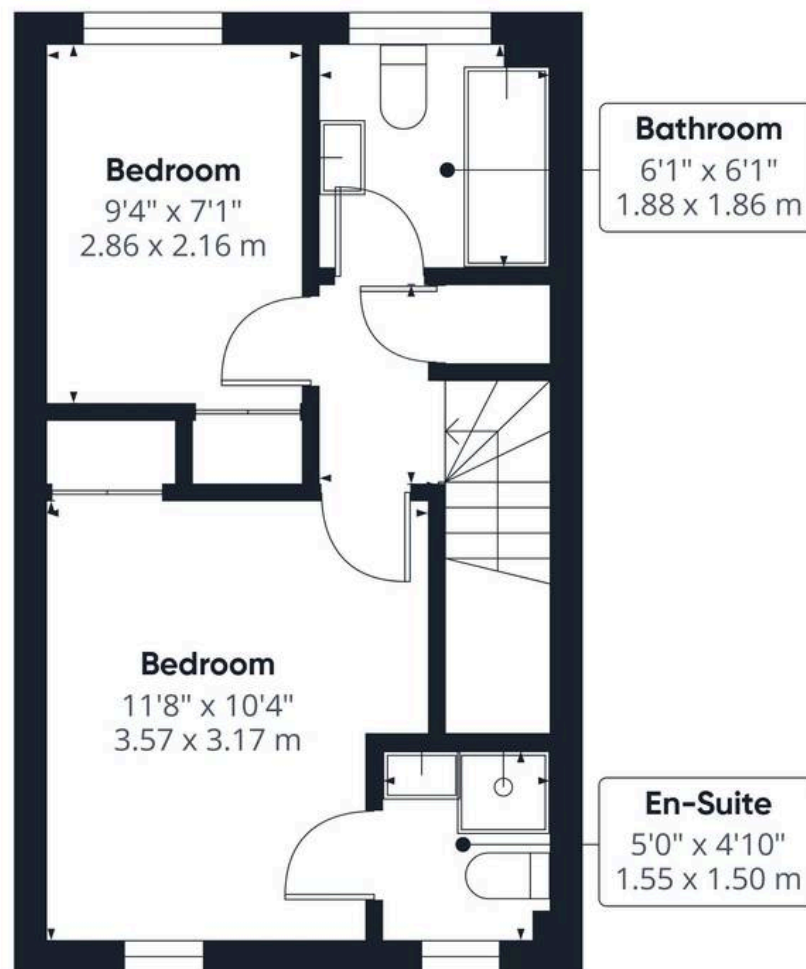
The rear garden is fully enclosed with timber panel fencing running parallel to one another to the rear where a swinging gate allows easy access to the parking at the rear of the home. Two flagstone patio spaces sit at either end of the garden with the larger being immediately as you exit through the sliding doors within the kitchen to give the ideal space to sit and enjoy the warmer months.







Ground Floor



Floor 1

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

593 ft<sup>2</sup>

55.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







## Starkings & Watson Hybrid Estate Agents

Roxburgh House, Rosebery Business Park Mentmore Way - NR14 7XP

01603 336116 • [centralisedhub@starkingsandwatson.co.uk](mailto:centralisedhub@starkingsandwatson.co.uk) • [starkingsandwatson.co.uk/](http://starkingsandwatson.co.uk/)

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.