



Wapping, Ormesby - NR29 3JY

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Wapping

Ormesby, Great Yarmouth

NO CHAIN. Previously serving as a successful long term let, this CHARMING COTTAGE offers a wealth of potential as an addition to a portfolio, HOLIDAY COTTAGE/LET or characterful dwelling to call home. Immediately to the front of the home, a PRIVATE section of land gives OFF ROAD PARKING before stepping into the kitchen which was fitted in 2023 plus handy UTILITY ROOM to the side where the MODERN ELECTRIC CENTRAL HEATING boiler is housed. The rear of the property opens to reveal a GENEROUS SITTING ROOM with capability to host a dining room suite also, back onto the rear garden with a feature RED BRICK FIREPLACE. The first floor is typical of most older cottages with vaulted ceilings and interlinking spaces to include TWO DOBULE BEDROOMS and a three piece family bathroom suite. The rear garden is the true showpiece of the home, generous in size the space reaches approx. 100ft (stms) and offers complete PRIVACY with a tree lined backing and mixture of mature hedges and timber fencing FULLY ENCLOSING the space.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: G

EPC Environmental Impact Rating: F



- No Chain
- Charming Coastal Cottage
- 2023 Fitted Kitchen & Modern Electric Central Heating
- Impressively Sized Private Rear Garden Reaching Approx. 100ft In Length (stms)
- Large Open Sitting Room With Exposed Red Brick Fireplace
- Two Double Bedrooms
- Three Piece Bathroom & Ground Floor Utility Room
- Private Off Road Parking

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 is nestled away from any main interlinking roads with access coming from both West Road and Cromer Road with the property sitting proudly with private lawn space sitting directly opposite creating ample off road parking for multiple vehicles. At the very front of the home, a low maintenance shingle frontage allows for the planting of shrubs or flowers to create further vibrancy.

THE GRAND TOUR

Once inside, the kitchen is the first place to greet you - being fitted in 2023, the modern shaker style kitchen offers a mixture of wall and base mounted storage units with wood effect work surfaces leaving room for freestanding appliances with an integrated extraction hood and 1 1/2 enamelled sink fitted within the worktops. Off to the side of this space is the utility room where plumbing remains for further white goods and the newly fitted electric central heating system is accompanied by a pressurized water system water tank giving the home a more modern touch.

At the rear of the property the space opens up to leave more than enough room for both a formal sitting and dining room suite. Set upon wooden flooring, this space is generous in size and backs onto the rear garden through timber framed double glazed windows and French doors. A feature within this space is the exposed red brick fireplace featuring a tiled hearth and currently housing an electric fire.

The stairs for the first floor wrap around to take you into the first of the double bedrooms with views into the rear garden through double glazed sash windows whilst the larger bedroom sits just beyond, this again being more than large enough to accommodate a double bed with further soft furnishings and looking through a set of modern sash windows into the rear garden.

Towards the front of the property, a uniquely designed three piece bathroom suite is on offer with vaulted ceilings, the room reaches out to a sunken bath and vanity storage space with dual frontage overlooking the parking space at the front of the home.

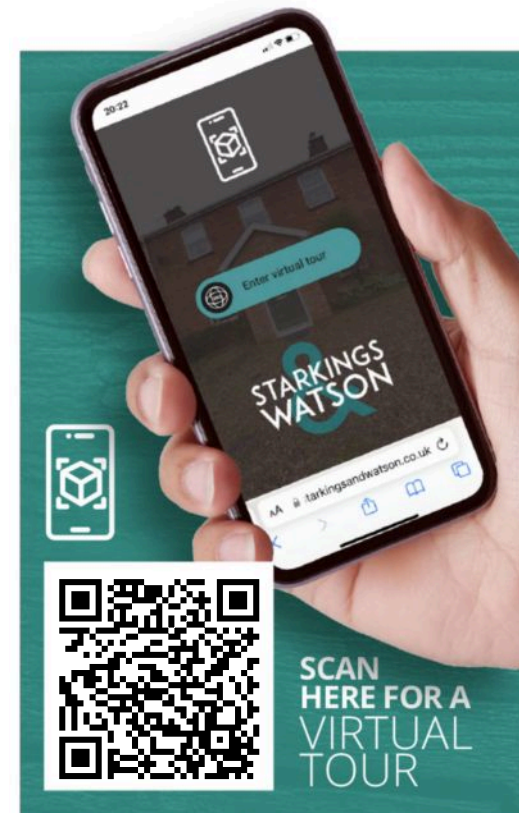
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VIRTUAL TOUR

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







THE GREAT OUTDORS

Exiting the sitting room through the wooden French doors, the rear garden sprawls out in front of you where initially a patio seating area creates the perfect space to sit and enjoy the warmer months whilst a mixture of mature planted borders with timber panel fencing and tall mature tree backing fully enclose the rear garden creating a private haven to enjoy where the majority of the space is currently laid to lawn however offers a wealth of potential depending on buyers needs.





Approximate total area⁽¹⁾

643 ft²

59.7 m²

Reduced headroom

57 ft²

5.3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

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