

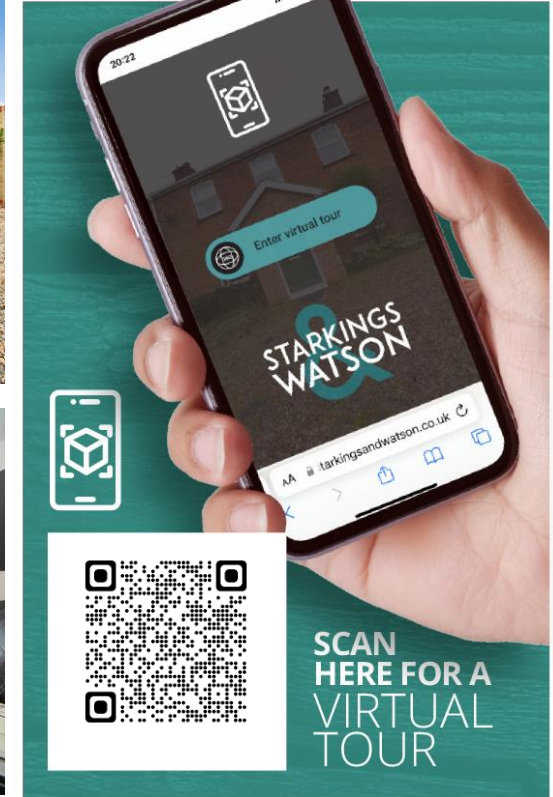
YARMOUTH ROAD

# Ormesby, Great Yarmouth NR29 3TD

Freehold | Energy Efficiency Rating : B

To arrange an accompanied viewing please pop in or call us on 01603 336116

# FOR SALE PROPERTY



arla | propertymark

PROTECTED

naea | propertymark

PROTECTED



For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)



# STARKINGS & WATSON

- Detached Family Home
- Built in 2018 & Under NHBC Warranty
- Close to Amenities & Coastline
- Kitchen/Breakfast Room
- Sitting Room & Dining Room
- Four Bedrooms with En Suite to Main
- Landscaped & Manicured Gardens
- Off Road Parking & Garage

This 2018 BUILT FAMILY HOME is under a remaining NHBC WARRANTY, featuring LANDSCAPED GARDENS - PERFECT FOR ENTERTAINING, with two areas of PATIO of which one is perfect for SUNRISE and the other for SUNSET. There is a CENTRAL LAWN with an adjacent SHINGLE GARDEN with space for POTTED PLANTS, garden ornaments and FURTHER SEATING if required. The main property is laid out with a hall entrance, OPEN PLAN KITCHEN/BREAKFAST ROOM, separate dining room, SITTING ROOM, cloakroom and UTILITY ROOM to the ground floor. The first floor has FOUR BEDROOMS of which the MAIN BEDROOM offers an EN SUITE, and there is a FAMILY BATHROOM to finish the accommodation. Situated in the SOUGHT AFTER VILLAGE of ORMESBY this property is in close proximity to AMENITIES, the NORFOLK COASTLINE and a short drive from NORWICH. To front there is parking for MULTIPLE VEHICLES, low maintenance shingle gardens and a GARAGE.

#### OUT & ABOUT

Located in the centre of 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 approached via a brick-weave driveway and hard-

standing footpath providing access to the main property, garage which benefits from a crocodile electric roller door operated by remote, power and light, with the driveway providing parking for up to four vehicles, with access through a timber gate to the rear garden.

Obscure glazed entrance door to:

#### ENTRANCE HALL

Laminate flooring, radiator, stairs to first floor landing, thermostat heating control, electric fuse box, smooth ceiling, doors to:

#### DINING ROOM

10' 9" x 9' 11" (3.28m x 3.02m) Fitted carpet, radiator, uPVC double glazed window to front, smooth ceiling.

#### SITTING ROOM

13' 4" x 10' 9" (4.06m x 3.28m) Fitted carpet, radiator, uPVC double glazed window to front, television point, smooth ceiling.

#### KITCHEN/BREAKFAST ROOM

20' 5" x 9' 6" (6.22m x 2.9m) Fitted range of wall and base level units with complementary rolled edge work surfaces and matching up-stands, one and a half bowl sink and drainer unit with mixer tap, inset induction hob with extractor fan and electric oven with glass splash back, vinyl flooring, 'American' style fridge/freezer and integrated dishwasher, radiator, uPVC double glazed window and French doors to rear, smooth ceiling, door to:

#### UTILITY ROOM

6' 2" x 5' 3" (1.88m x 1.6m) Fitted range of wall and base level units with complementary rolled edge work surfaces, space for washing machine and tumble dryer, wall mounted gas fired central heating boiler, uPVC obscure double glazed door to rear, smooth ceiling, door to:

#### CLOAKROOM

Two piece suite comprising low level W.C, wall mounted hand wash basin, tiled splash backs, vinyl flooring, radiator, uPVC obscure double glazed window to side, smooth ceiling.



To arrange an accompanied viewing please call our Centralised Hub on **01603 336116**



#### STAIRS TO FIRST FLOOR LANDING

Fitted carpet, built-in storage cupboard with shelving, smooth ceiling, doors to:

#### FAMILY BATHROOM

Three piece suite comprising low level W.C, pedestal hand wash basin, panelled bath with mixer shower tap and electric shower and screen, tiled splash backs, vinyl flooring, radiator, uPVC obscure double glazed window to rear, extractor fan, smooth ceiling.

#### DOUBLE BEDROOM

12' 4" x 11' 7" (3.76m x 3.53m) Fitted carpet, radiator, uPVC double glazed window to rear with far reaching views and the sea visible in the distance, smooth ceiling, door to:

#### EN SUITE

Three piece suite comprising low level W.C, pedestal hand wash basin, shower cubicle with thermostatically controlled shower, tiled splash backs, vinyl flooring, radiator, uPVC obscure double glazed window to rear.

#### DOUBLE BEDROOM

11' 7" x 8' 7" (3.53m x 2.62m) Fitted carpet, radiator, uPVC double glazed window to front, smooth ceiling.

#### BEDROOM

8' 3" x 7' 9" (2.51m x 2.36m) Fitted carpet, radiator, uPVC double glazed window to front, smooth ceiling.

#### DOUBLE BEDROOM

9' 11" x 9' (3.02m x 2.74m) Fitted carpet, radiator, uPVC double glazed window to front, smooth ceiling.

#### OUTSIDE REAR

The rear garden has been carefully landscaped by the current vendors to include a lawned expanse, two patios areas proving the ideal space to relax and entertain and a further shingled area which is suitable for potted plants and garden ornaments. The garden enjoys a bright outlook as the sun floods into the garden throughout the day.

#### FIND US

Postcode : NR29 3TD

What3Words : ///fruit.barn.earlobes

**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.

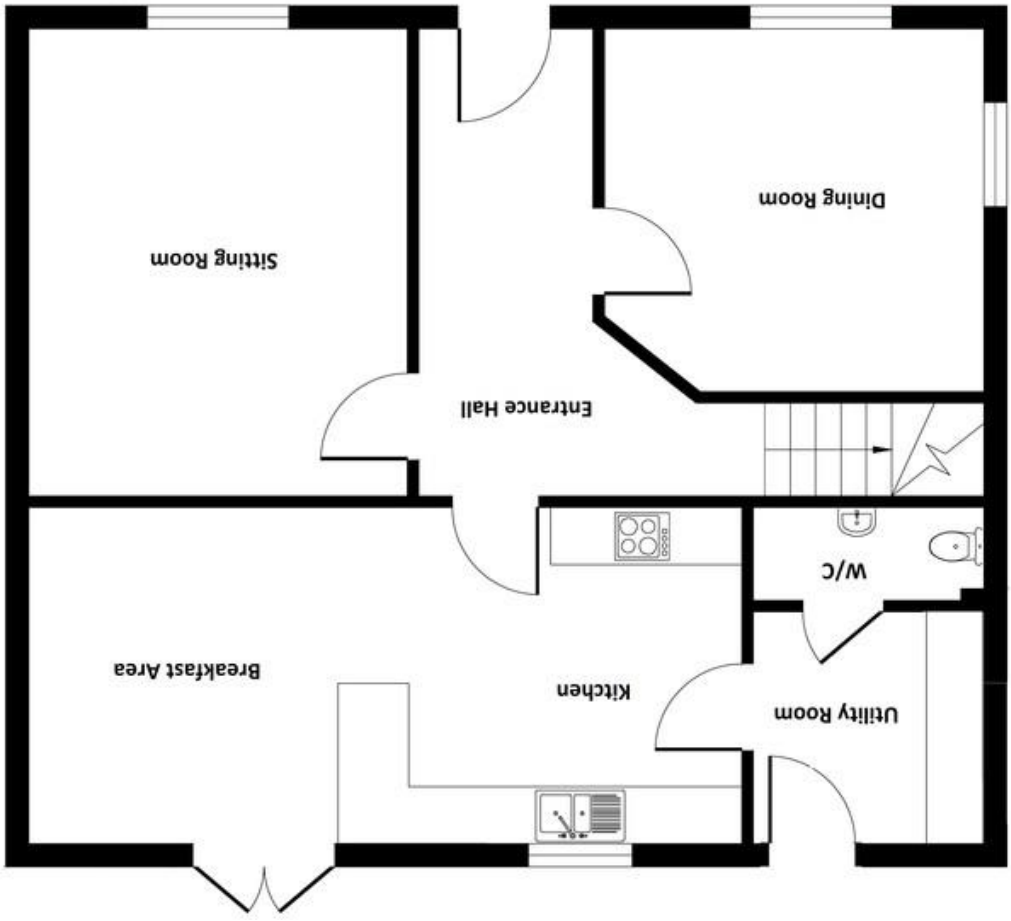
Price:



For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)

Ground Floor  
Approximate Floor Area  
626 sq. ft.  
(58.20 sq. m)



First Floor  
Approximate Floor Area  
626 sq. ft.  
(58.20 sq. m)

Approx. Gross Internal Floor Area 1252 sq. ft / 116.40 sq. m

