

Aldreds
Estate Agents

12 Station Road
Ormesby, NR29 3PU
£275,000

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Aldreds are pleased to offer this extended, spacious detached bungalow in a sought after non estate location within this popular well serviced village. The property would make an ideal retirement property with a flexible living space comprising of an entrance porch, entrance hall, lounge, kitchen, conservatory, master bedroom with en-suite shower room, two further double bedrooms and a bathroom. Outside there are wrap around gardens with a southerly facing aspect, driveway and access to the integral garage. The property also benefits from double glazed windows and oil central heating. Offered chain free.

Entrance Porch
Part double glazed pvc entrance door, frosted double glazed window to side aspect, door to:

Entrance Hall
Radiator, built in airing cupboard housing the hot water cylinder, doors leading off to:

Lounge
14'7" x 10'7" (4.45 x 3.24)
Including the stone fireplace with coal effect electric stove fire, two radiators, tv point, double glazed window to side, double glazed French doors to the conservatory and door to:

Kitchen
10'6" x 5'7" (3.22 x 1.72)
Fitted with a white gloss fitted kitchen with wall and matching base units with work surface over, four ring ceramic hob with incorporated extractor hood over, built in double electric oven, single drainer stainless steel sink unit, wood effect flooring, part tiled walls, double glazed window to front aspect, radiator.

Conservatory
9'11" x 9'3" (3.04 x 2.82)
Brick and pvc double glazed construction with tinted poly carbonate roof over, fitted blinds, radiator, double glazed French doors to rear, tiled flooring.

Bedroom 1
11'0" x 10'3" (3.37 x 3.14)
Double glazed window to side aspect, radiator, sliding door to:

En-Suite Shower Room
Tiled shower cubicle with mains fed shower fitting, low level wc, pedestal wash basin, tiled walls, radiator, extractor fan, frosted double glazed window to side aspect.

Bedroom 2
11'8" x 8'1" (3.56 x 2.48)
Double aspect double glazed windows to side and rear, radiator.

Bedroom 3/Dining Room
10'4" x 9'3" (3.15 x 2.84)
Double glazed window to rear aspect, radiator.















Family Bathroom

White suite comprising panelled bath with shower mixer tap, pedestal wash basin, low level wc, tiled walls, wood effect flooring, frosted double glazed window to rear aspect, extractor fan.

Outside

The property has a resin bound driveway providing car parking and access to the integral single garage with up and over door 5.0m x 2.70m, power and lighting, oil fired boiler, space and plumbing for a washing machine and tumble dryer, personal door in to the bungalow. The gardens to the bungalow are wrap around with lawn and patio areas with the main side garden facing a southerly direction and very private.

Agents Note

The photo provided was taken before the gardens became overgrown and is for indicative purposes.

Tenure

Freehold

Services

Mains, water, electric and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'A'

Location

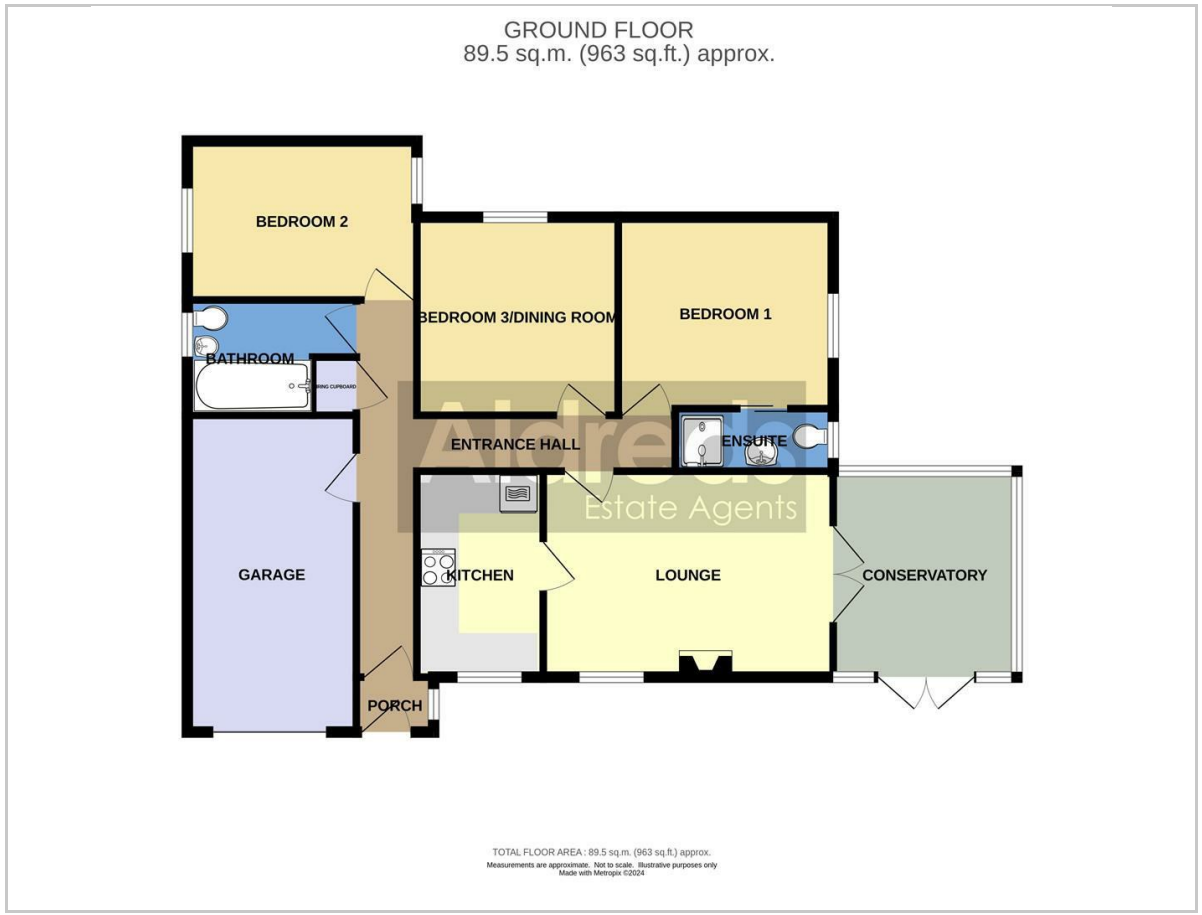
Ormesby is a Broadland village approximately 5 miles from Great Yarmouth * There is a Post Office * Community Centre * First and Middle schools * A school bus service takes older children to the High schools at Martham * Eastern Counties bus service operates to the City of Norwich.

Directions

From the Yarmouth office, north along the A149 Caister Road, continue past the Yarmouth Stadium, at the roundabout turn left onto the Caister bypass, continue over the next roundabout onto the single carriageway of the Caister Bypass, continue over the next roundabout into Scratby Road, at the next junction turn left into Station Road and continue towards the bottom of Station Road where the property can be found on the left hand side.

Ref: Y12297/12/24

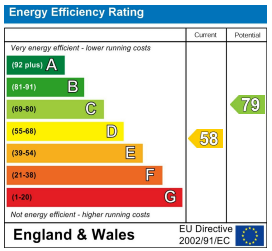
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Aldreds Great Yamouth Office on 01493 844891
if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer
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