

**Aldreds**  
Estate Agents



Redwoods 7 Worcester Close

Ormesby, Great Yarmouth, NR29 3RN

Asking Price £274,995



## Redwoods 7 Worcester Close

Aldreds are pleased to offer this deceptively spacious, immaculately presented detached chalet residence located in the corner of this quiet cul de sac location. The property is in a convenient location for the village centre with a variety of amenities and offers an entrance hall leading to a generous lounge, superb fitted kitchen/dining room, ground floor bedroom with en-suite wet room, landing, two good size double bedrooms and a shower room. Outside there is a large driveway providing off street parking and a landscaped private rear garden with workshop. The property also benefits from oil fired central heating, double glazed windows and would be ideal for either a family or retirement couple. Offered Chain Free. An early viewing is recommended.

### Entrance Hall

Part double glazed pvc entrance door, telephone point, radiator, half landing, doors leading off to:

### Lounge

16'2" x 13'1" (4.93 x 3.99)

Generous lounge with two double glazed windows to front aspect, fitted carpet, tv point, three wall lights, two radiators.

### Kitchen/Dining Room

16'2" x 9'9" (4.93 x 2.97)

With space for a table and a quality stone grey shaker style kitchen with wall and matching base units with wood block effect work surface over, single drainer stainless steel sink unit with mixer tap, integrated washing machine, space for fridge/freezer, part tiled walls, electric four ring ceramic hob and built in oven, recessed spot lights, wood effect LVT flooring, tv point, radiator, double glazed French doors and window on to the rear garden, door to:

### Bedroom 3

9'2" x 7'3" (2.79 x 2.21 (2.80 x 2.22))

Plus storage recess, double glazed window to front aspect, radiator, door to:

### En-Suite Wet Room

7'5" x 4'9" (2.26 x 1.45)

Waterproof floor membrane with drain and electric shower over, extractor fan, pedestal wash basin, low level wc, radiator, part tiled walls.

### First Floor Landing

Velux double glazed sky light, access to the loft space, built in storage cupboard, radiator, doors leading off to:

### Bedroom 1

12'9" x 12'1" (3.89 x 3.68)

With a sloping ceiling and including the fitted wardrobe cupboard, double glazed window to front aspect, radiator, fitted carpet.

### Bedroom 2

14'9" x 9'10" (4.50 x 3.00 (4.49 x 2.99))

with a sloping ceiling, double glazed window to rear aspect, radiator, fitted carpet.





### Shower Room

Fitted with a white suite comprising vanity unit with inset wash basin, low level wc, double width tiled shower cubicle with electric shower fitting, half tiled walls, chrome towel rail/radiator, frosted double glazed window to side aspect, recessed spot lights.

### Outside

The property is accessed via a large block pavior driveway to the front providing ample car parking with shingle border. A gated side access leads in to the rear garden where the oil tank can be found to the side. Beyond the garden opens up to a generous area of block pavior sun terrace beyond which the remainder of the garden is lawned and enclosed by timber fencing. Within the garden is a large workshop with power and lighting, a timber shed and attached to the rear of the property is the boiler house with the oil boiler.

### Tenure

Freehold

### Services

Mains water, electric and drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'C'

### Location

Ormesby St Margaret and the adjoining Ormesby St Michael are Broadland villages 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 head north along A149 Caister Road, continue past the Yarmouth Stadium, at the roundabout turn left onto the Caister Bypass, at the next roundabout turn left into Norwich Road, at the next roundabout turn right onto the A149 Cromer Road, continue for approximately one and a half miles, turn right and follow the sign into Ormesby St Margaret, at the village pharmacy turn left into West Road, at the Jolly Farmers Public House turn left into Appleton Drive and first left in to Worcester Close where the property can be found towards the bottom on the left hand side.

Ref: Y11574/09/22



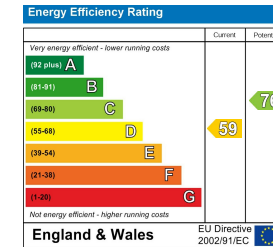
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

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

### Disclaimer

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