



1 Greenacres Yarmouth Road

Ormesby, Great Yarmouth, NR29 3SS

£330,000





## 1 Greenacres, Yarmouth Road, Ormesby

Aldreds are delighted to offer this 2019 built, high specification three bedroom detached bungalow situated in a sought after position on the borders of Caister-on-Sea and Ormesby St Margaret. The well appointed property forms part of a small development of four individual properties and offers accommodation including an entrance hall, lounge, kitchen/breakfast room, three bedrooms (en-suite to master) and family bathroom. The property offers anthracite grey uPVC sealed unit double glazed windows and doors, gas fired underfloor central heating, fitted kitchen with a range of integrated appliances, brick weave driveway, garage and a pleasant enclosed rear garden. Offered Chain Free.

### Entrance Hall

Part double glazed composite entrance door, mains smoke detector, loft access, power points, cupboard housing gas fired combination boiler for hot water and central heating, doors leading off:-

### Lounge

14'5" x 11'7" (4.41 x 3.54)

Double glazed French doors to garden, power points, tv point, telephone point, thermostat for underfloor heating.

### Kitchen

14'5" x 9'7" (4.41 x 2.93)

Double glazed window to rear aspect, part double glazed door to side, range of light grey shaker style fitted kitchen units with wall and matching base units with roll top work surfaces, integrated electric oven, ceramic hob, dishwasher, chimney style extractor, fridge/freezer, radiator.

### Bedroom 1

12'8" x 9'6" (3.88 x 2.92)

Double glazed window to front aspect, power points, tv point, telephone point, thermostat for underfloor heating, door to:-

### En-Suite Shower Room

5'11" x 5'8" (1.82 x 1.74)

Frosted double glazed window to side aspect, low level WC, hand wash basin, walk-in shower, extractor fan.

### Bedroom 2

11'7" x 10'1" (3.55 x 3.08)

Double glazed window to front aspect, power points, tv point, telephone point, thermostat for underfloor heating.

### Bedroom 3

9'0" x 8'0" (2.75 x 2.44)

Double glazed window to side aspect, thermostat for underfloor heating, power points, telephone point.







### Family Bathroom

6'9" x 5'11" (2.06 x 1.82)

Frosted double glazed window to side aspect, white suite comprising panel bath with shower over, vanity unit with hand wash basin, low level WC with concealed cistern, extractor fan, part tiled walls, radiator.

### Garage

Front facing up and over door, part glazed rear service door, power points and lighting.

### Outside

The property is approached with vehicular access via a brick weave driveway extending to the side of the property leading onto the garage, paved pathways either side of the property lead to an enclosed rear garden with close board panel fencing to boundaries and a patio area to the rear.

### Tenure

Freehold.

### Services

Great Yarmouth Borough Council - Band 'D'

### Council Tax

Great Yarmouth Borough Council - Band D.

### Location

Caister-on-Sea/Ormesby St Margaret are popular coastal villages approximately 3/4 miles north of Great Yarmouth \* There are a variety of local shops, pubs and restaurants \* Post Office \* First, Middle and High schools \* Golf Course \* Regular bus services to Great Yarmouth \* Caister also boasts Roman Ruins \* a sandy beach and its own Historic Castle.

### Directions

From the Yarmouth office head north along the A149 Caister Road, continue past the Yarmouth Stadium, at the roundabout turn right into Yarmouth Road, continue over the mini roundabout into the High Street, turn left at the next mini roundabout, at the next mini roundabout turn right, at the traffic lights turn right into Ormesby Road, continue past the Centurion Public House, turn left into Meadowcroft Bungalows, turn left again and continue towards the end of the road, turn right into a shared roadway where the property can be found a short way along on the right hand side.

Ref: Y11883/10/23/CF



## Floor Plan



## 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

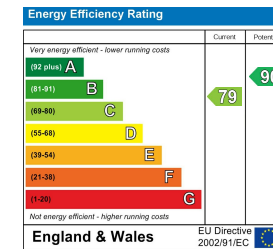
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## Area Map



## Energy Efficiency Graph



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