

Aldreds
Estate Agents



34 Ranworth Drive

Ormesby, Great Yarmouth, NR29 3SH

Price Guide £260,000-£270,000



34 Ranworth Drive

GUIDE PRICE £250,000-£260,000 Aldreds are pleased to offer this deceptively spacious, extended detached bungalow situated in a sought after location close to the village centre and local amenities. The bungalow has been extended and altered over the years to provide a flexible living space comprising of a spacious kitchen/breakfast room, living room, conservatory, inner hallway, two double bedrooms, en-suite shower room and additional separate bathroom. Outside are generous private low maintenance gardens, long driveway, car port and tandem double length garage/workshop. The property also benefits from double glazed windows and oil central heating with a recently installed oil boiler. Offered chain free.

Entrance Lobby

Part double glazed pvc entrance door and double glazed side screen, built in double width storage cupboard, utility space, open access to:

Kitchen/Breakfast Room

15'5" x 11'11" maximum (4.72 x 3.64 maximum)

Extensively fitted with a medium oak finish kitchen with wall and matching base units with granite effect work tops over, large fitted breakfast bar seating area, built in double electric oven, four ring ceramic hob with extractor hood over, single drainer cast sink with mixer taps, wood effect laminate flooring, part tiled walls, double aspect, double glazed windows to front and side aspects, space and plumbing for a dishwasher, washing machine, fridge and freezer (appliances excluded), radiator, built in airing cupboard, door to:

Inner Hall

Built in airing cupboard housing the hot water cylinder, access to the loft space, cloaks cupboard, access to the insulated loft space, doors leading off to:

Living Room

15'10" x 15'7" (4.84 x 4.75)

Including the red brick feature fireplace with cast iron multi fuel room heater, two radiators, mock beams, wall lights, tv point, sliding double glazed patio doors to@

Conservatory

21'7" x 7'3" (6.58 x 2.22)

Timber and double glazed construction with polycarbonate roof over, radiator, French doors to rear, wood effect laminate flooring.

Bedroom 1

16'7" x 11'8" (5.08 x 3.57)

Including the en-suite, fitted mahogany wardrobes, drawers and high level storage cupboards and bedside cabinets, radiator, tv point, double glazed window to front aspect, door to:

En-Suite Shower

Tiled shower cubicle with electric shower fitting, tiled walls.





Bedroom 2

13'9" x 8'0" plus recess (4.21 x 2.45 plus recess)

Radiator, double glazed window to side aspect, tv point.

Bathroom

6'10" x 5'4" (2.10 x 1.65)

Panel bath with electric shower over, vanity unit with wash basin, low level wc, tiled walls and flooring, frosted double glazed window to side aspect, radiator.

Outside

To the front of the property is a lawned garden with side block pavior driveway which extends beyond gates in to the long car port and further beyond to the large tandem double length garage/workshop 10.00m x 2.63m with up and over door power and lighting, personal door to the garden. At the rear is a private generous garden which is low maintenance and laid with artificial grass and paving. Within the rear garden is the newly installed oil fired coiler. The garden is enclosed on all boundaries.

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.

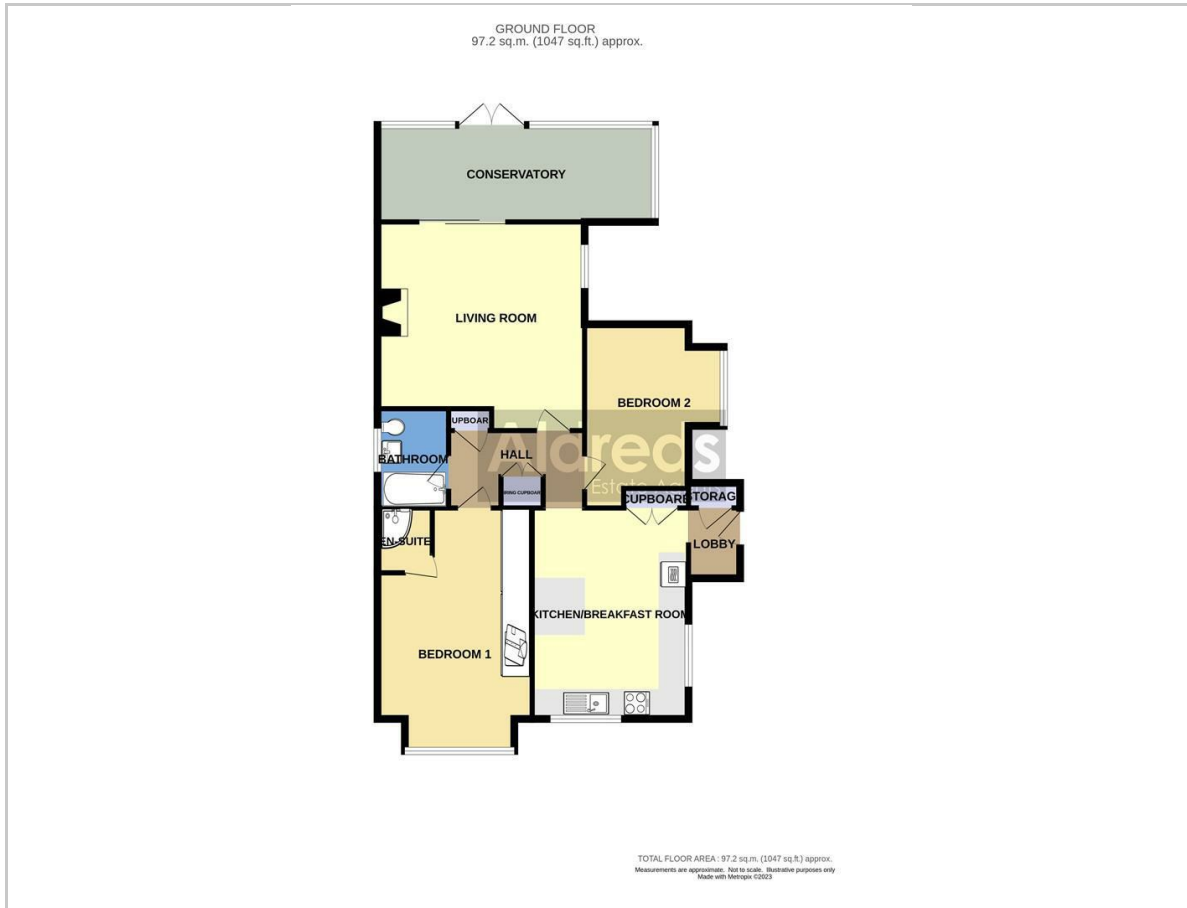
Directions

From the Yarmouth office head north along the A149 Caister Road, continue past the Yarmouth Stadium, at the round about turn left onto the Caister Bypass, at the next roundabout turn left into Norwich Road, at the next roundabout take the third exit into A149 Cromer Road, continue for approximately 1.5 miles, turn right sign posted Ormesby follow the sign into Ormesby St Margaret, continue to the village pharmacy, turn left at the crossroads into West Road, continue past the village pond and the Jolly Farmers Public House, turn right into North Road, take the second turning left into Ranworth Drive, continue to the top where the property can be found on the right hand side.

Ref: Y11892/10/23/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

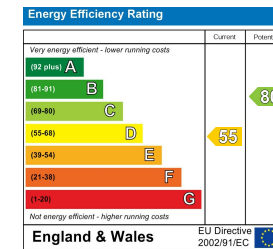
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Area Map



Energy Efficiency Graph



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