

Aldreds
Estate Agents



2 Claymore Gardens

Ormesby, Great Yarmouth, NR29 3PX

Price Guide £325,000



2 Claymore Gardens

GUIDE PRICE £325,000-£335,000 Aldreds are pleased to offer this well appointed detached bungalow in a sought after location close to the village centre making it an ideal retirement property. The bungalow has been well maintained and offers accommodation comprising of an entrance portico leading to the entrance hall serving the L-shaped lounge/dining room, modern fitted kitchen with built in appliances, master bedroom with en-suite shower room, additional double bedroom and shower room. Outside there are low maintenance wrap around corner plot gardens, a double garage with electric door and ample parking. The property also benefits from double glazed windows, oil central heating and is offered chain free. A rare opportunity not to be missed.

Entrance Portico

Part double glazed pvc entrance door to:

Entrance Hall

Radiator, fitted carpet, doors leading off to:

L-Shaped Lounge/Dining Room

21'5" x 19'7" narrowing to 15'10" (6.55 x 5.97 narrowing to 4.83)

Superb main reception room with a double aspect on the side/rear garden areas via double glazed windows and double glazed French doors with fitted blinds, attractive stone fireplace with inset electric fire, skirting radiators and additional radiator, tv point, built in meter storage cupboard, fitted carpet.

Kitchen

11'9" x 9'10" (3.60 x 3.01)

Modern fitted kitchen with wood grain finish shaker style units with wall and matching base units with marble effect worktops over, part tiled walls, tiled flooring, double bowl single drainer sink unit with mixer taps, built in electric double oven, four ring ceramic hob and extractor hood over, integrated dishwasher, radiator, double glazed window with fitted privacy blind to front aspect, part double glazed pvc door to:

Rear Lobby

9'3" x 3'11" (2.82 x 1.21)

Part double glazed pvc entrance door, double glazed window to rear, door in to the double garage, tiled flooring, courtesy lighting.

Bedroom 1

13'5" x 11'11" (4.11 x 3.64)

Including fitted bedroom furniture with wardrobes, tv point, telephone point, radiator, double glazed window to rear aspect with fitted blinds, fitted carpet, door to:

En-Suite Shower Room

9'5" x 6'2" (2.88 x 1.89)

Tiled double width shower cubicle with electric shower, low level wc, pedestal wash basin, tiled walls and flooring, extractor fan, chrome towel rail/radiator, frosted double glazed window to rear aspect, built in linen cupboard, recessed spot lighting.





Bedroom 2

8'6" x 8'6" (2.60 x 2.60)

Including a fitted wardrobe, radiator, double glazed window with fitted privacy blind to front aspect, fitted carpet.

Shower Room

8'6" x 6'9" (2.60 x 2.08)

Tiled shower cubicle with electric shower fitting, pedestal wash basin, low level wc, tiled walls and flooring, chrome towel rail/radiator, additional radiator, access to the loft space, frosted double glazed window to rear aspect.

Outside

The property sits on a generous corner plot with a wrap around garden which has a combination of lawn, patio and established borders and is fully enclosed and private. Behind the garage is a private terrace and summerhouse providing a lovely area to enjoy the afternoon sunshine. At the front of the property is an additional walled garden which is laid to lawn with flower beds bordering, pathway to the entrance and a double width block pavior driveway and additional section of drive for storing a cravan/boat etc. The drive leads to the attached double garage 5.39m x 5.16m with electric roller blind door, space and plumbing for a washing machine, housing the oil boiler, power and lighting, personal doors in to the lobby and rear garden.

Tenure

Freehold

Services

Mains water, electric and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'D'

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.

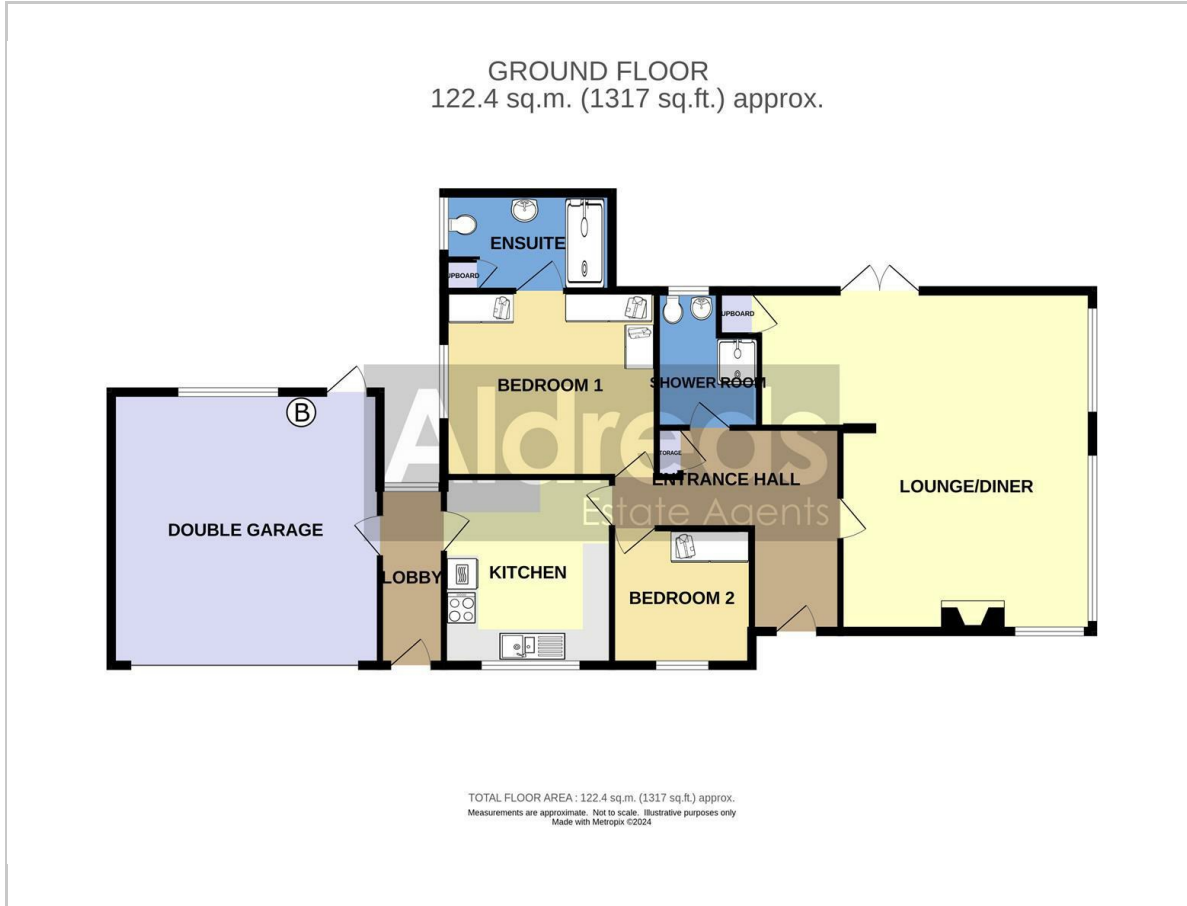
Directions

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 taking the last turning on the right in to Claymore Gardens where the property can be found immediately on the right hand side.

Ref: Y11987/02/24/CF



Floor Plan



Area Map



Viewing

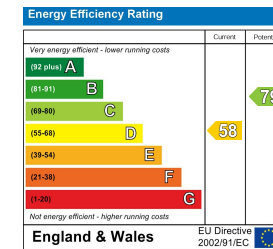
Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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