



30 Station Road, Ormesby

In Excess of £650,000

30 Station Road

Ormesby, Great Yarmouth

Welcome into this exceptional detached home, offering the perfect blend of comfortable and contemporary living. Sitting in the popular village of Ormesby, in close proximity to all local amenities and natural surroundings. On arrival is a grand first impression, with a large driveway and double garage. Its accommodation consists of four reception rooms, modern bathroom and four double bedrooms, including a luxury principle with ensuite. This property has the presence of a south-facing garden, perfect for your summertime hosting.

LOCATION

Ormesby village is located at the heart of the Trinity Broads, known for sailing, boating and fishing with rich birdlife and natural beauty. There is a wide range of local amenities including small shops, restaurants, pubs, schools and a doctor's surgery - everything you need to enjoy relaxing village life. Access to both Norwich (approx. 20 miles) and Great Yarmouth (approx. 4 miles) is provided by the A47, London and motorways are accessed by the A12 from Great Yarmouth and the A11 from Norwich. Within walking distances to the beautiful sandy beaches of both Caister and Scratby.





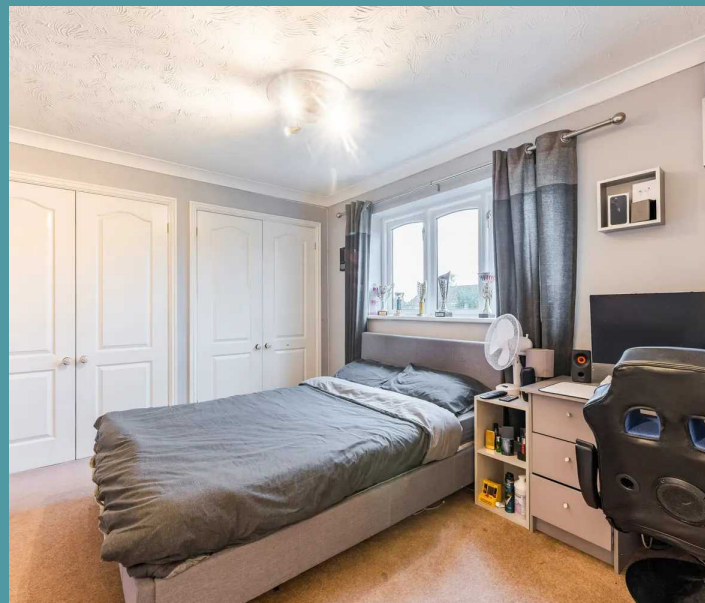
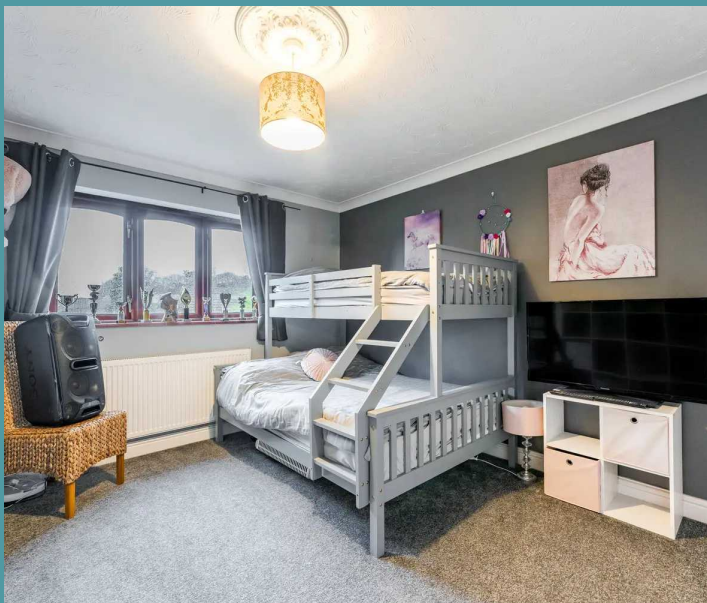
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Upon arrival to this exceptional detached home is a grand first impression, that continues to impress throughout. The large brickweave driveway provides off road parking for all family members and visitors, whilst the double garage offers additional parking or additional storage space. Bordering the driveway are a variety of plants and hedging, enhancing the exterior aesthetics, while a small front lawn adds a touch of greenery.

Step inside where you are instantly greeted by a welcoming entrance hall, leading you from the outside world into the sanctum of the home. Located at the front of the property is a spacious sitting room, where you can showcase your most comfortable furniture and decorative items, inviting you to relax and unwind. The dining room can be versatile, to adapt to your own needs. The current owners use it as a beauty room, allowing you to run your business from home.

At the heart of the home lies an incredible open plan kitchen/garden room, ensuring effortless interaction when hosting and the busy family lifestyle. The well-equipped kitchen is fitted with units and appliances to enhance your cooking experience. Seamlessly transitioning over to the garden room, with wonderful views of the exterior, where you can socialise with family and friends. Its complimented by a utility room, for your everyday essentials and laundry goods.



- EXCEPTIONAL DETACHED HOME
- PERFECT FOR FAMILY LIVING
- INCREDIBLE OPEN PLAN

KITCHEN/DINER/GARDEN ROOM, UTILITY,



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Ascend the staircase to the gallery landing, where you will find four double bedrooms, designed to offer you relaxation and privacy. One of which is a luxury principle bedroom, that's finished with its own ensuite and quadruple wardrobes. The other bedrooms are also finished with built in double wardrobes. The bathroom comprises of a modern four piece suite, accommodating all family members and guests.

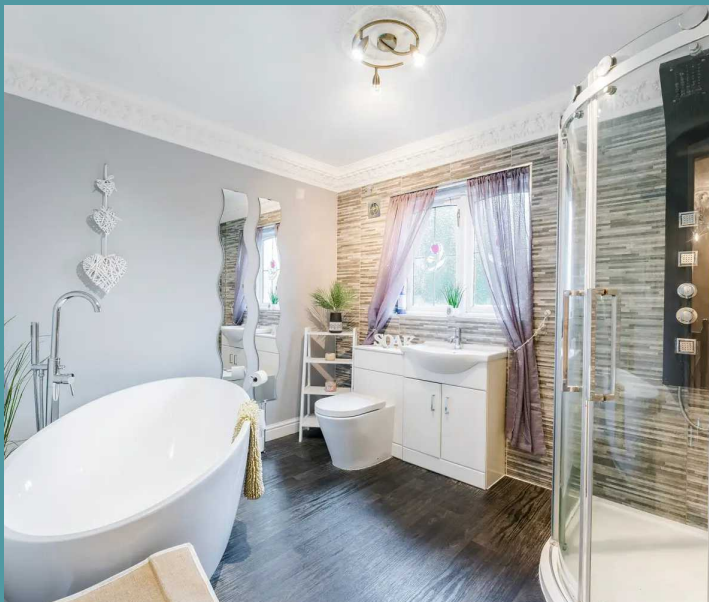
The sizable south-facing garden at the rear of the property offers diverse possibilities for outdoor activities and enjoyment. With a spacious lawn, surrounded by plants, and a designated patio area, it caters to individual preferences such as gardening, outdoor dining, and entertainment. The fully enclosed garden provides privacy, allowing for a secluded and peaceful experience, whether relaxing or hosting gatherings.

AGENTS NOTES

We understand that this property is freehold. Connected to mains electricity, water and drainage.

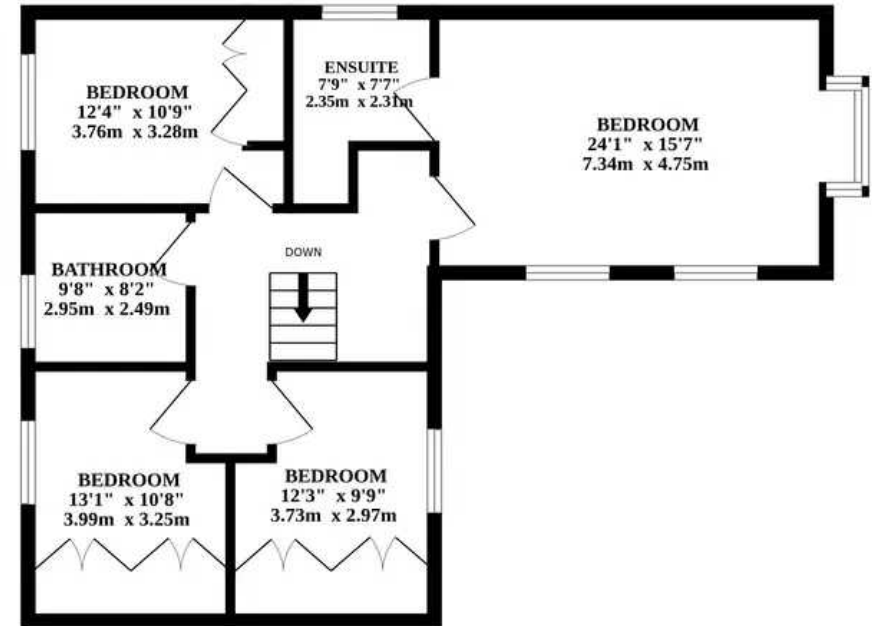
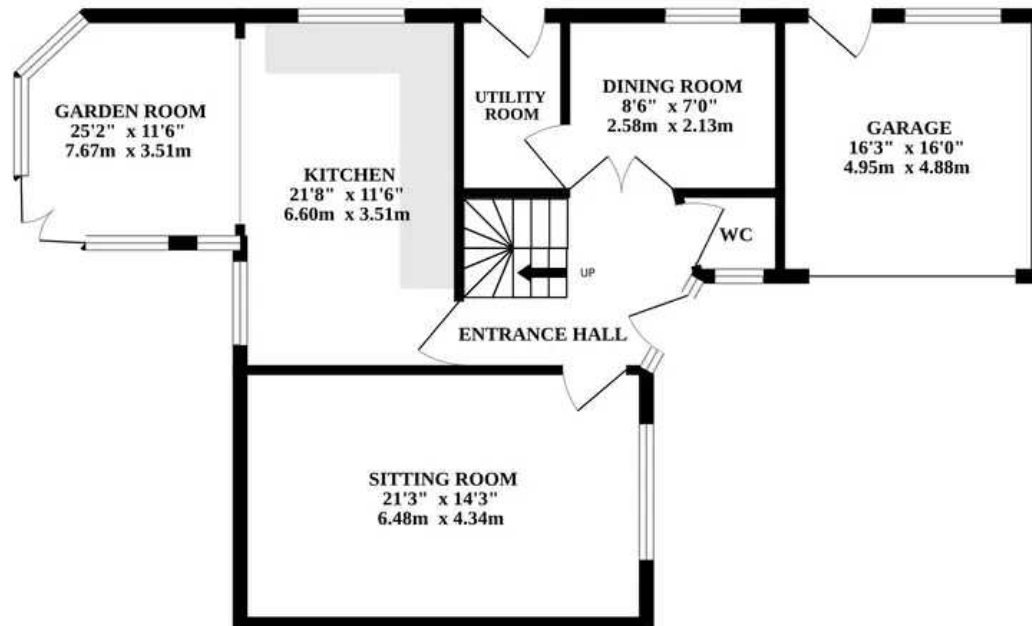
Heating system - Oil

Council Tax Band: F



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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