



The Warren Priory Road, St. Olaves

£500,000 Freehold

Boasting modern living, this home offers a welcoming storm porch leading into a spacious reception hall. The ground floor features a comfortable lounge, an open-plan kitchen/diner, and a separate utility room with a rear lobby. Additionally, there is a versatile reception room that was formerly a garage. Upstairs, you'll find four generously sized bedrooms, including a master with an en suite, and a well-appointed family bathroom. Outside, the driveway provides ample parking, complemented by a garage/store, while the rear garden is laid to lawn, offering a perfect space for outdoor enjoyment.

Location

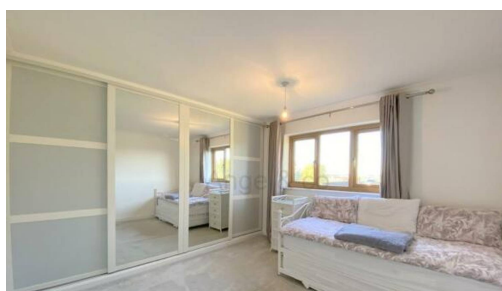
Priory Road is situated in the quaint village of St. Olaves, located in the Norfolk region. The area offers a peaceful, rural setting with easy access to local amenities, including a village shop and primary school. St. Olaves is conveniently positioned for commuting, with the nearby A143 providing direct routes to surrounding towns and cities. The village benefits from scenic surroundings, including the picturesque River Waveney, which offers opportunities for leisurely walks and nature spotting. Additionally, the town of Great Yarmouth is within a short drive, providing a broader range of shopping, dining, and recreational options.



Agents Note

We understand that the property is being sold as a freehold. Connected to all mains such as water, electricity, drainage and gas.

Tax Council Band - F



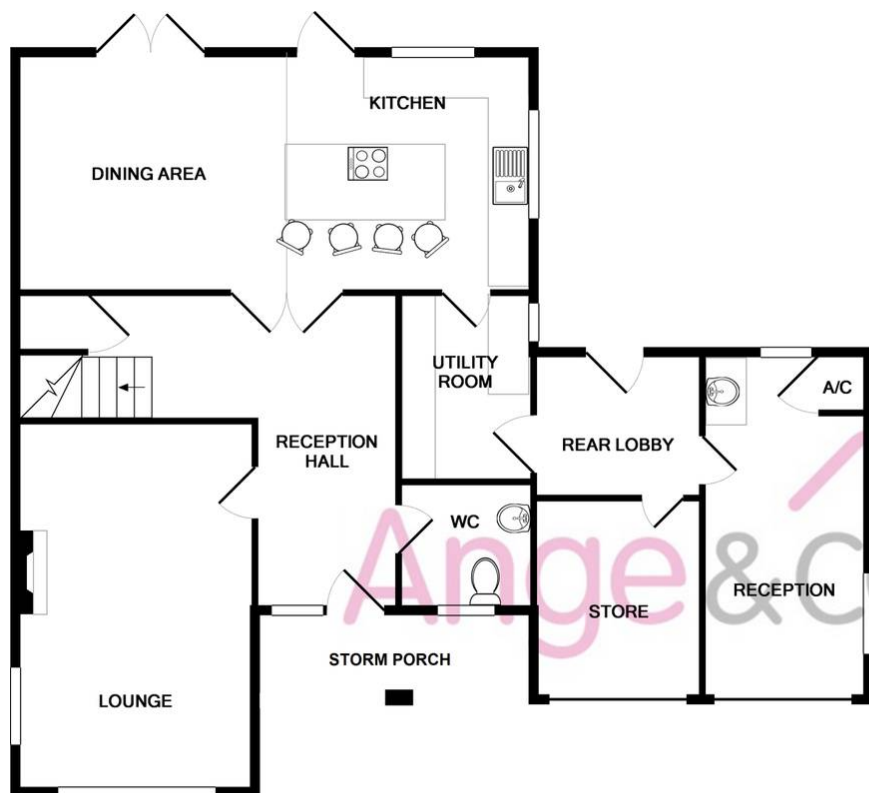
Priory Road, St, Olaves

This well-presented home offers a range of living spaces designed for modern family life. Enter through the storm porch into a welcoming reception hall. This leads to a spacious lounge with a cosy open fire. There is also a large open-plan kitchen/diner, perfect for family gatherings. The kitchen features high-gloss units, a central island, and integral appliances. The adjoining utility room and rear lobby provide additional functionality. A versatile reception room, formerly a garage, offers flexible use and includes a wash basin and oil central heating boiler. Additionally, there is a well-sized cloakroom/WC on the ground floor, providing added convenience.

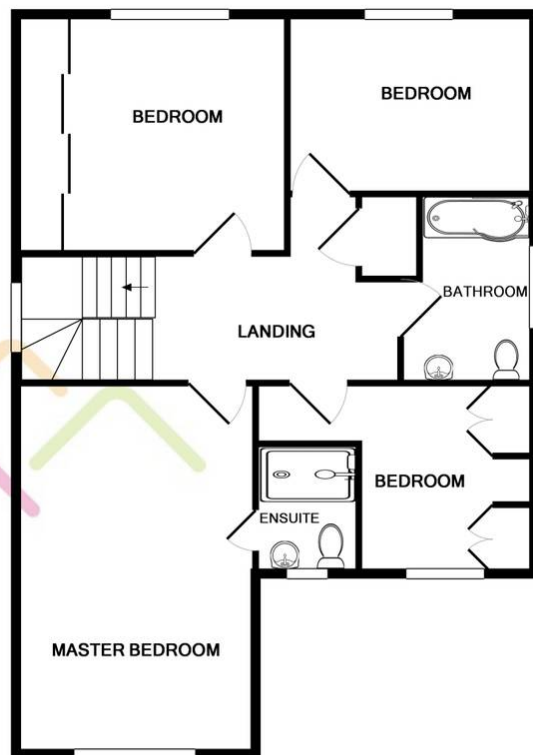
Upstairs, the property comprises four generously sized bedrooms, including a master bedroom with an en suite bathroom. The en suite boasts a modern vanity unit with an inset wash basin and a spacious walk-in shower. The family bathroom is equally spacious, featuring a white suite with a pedestal sink and a panelled bath equipped with a showerhead and screen. The first floor also includes a well-appointed airing cupboard and a loft with conversion potential.

Outside, the front of the property features a block-paved driveway providing off-road parking and a laid-to-lawn garden. The landscaped rear garden includes a patio area, well-maintained borders, and a variety of plants, shrubs, and trees. The converted double garage offers additional storage space, and there is also side access to the front of the home.





GROUND FLOOR
APPROX. FLOOR
AREA 1060 SQ.FT.
(98.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 787 SQ.FT.
(73.1 SQ.M.)

THE WARREN, PRIORY ROAD, ST. OLAVES, GREAT YARMOUTH
TOTAL APPROX. FLOOR AREA 1847 SQ.FT. (171.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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