



4 The Oaks Wapping, Ormesby

Guide Price £250,000 - £260,000

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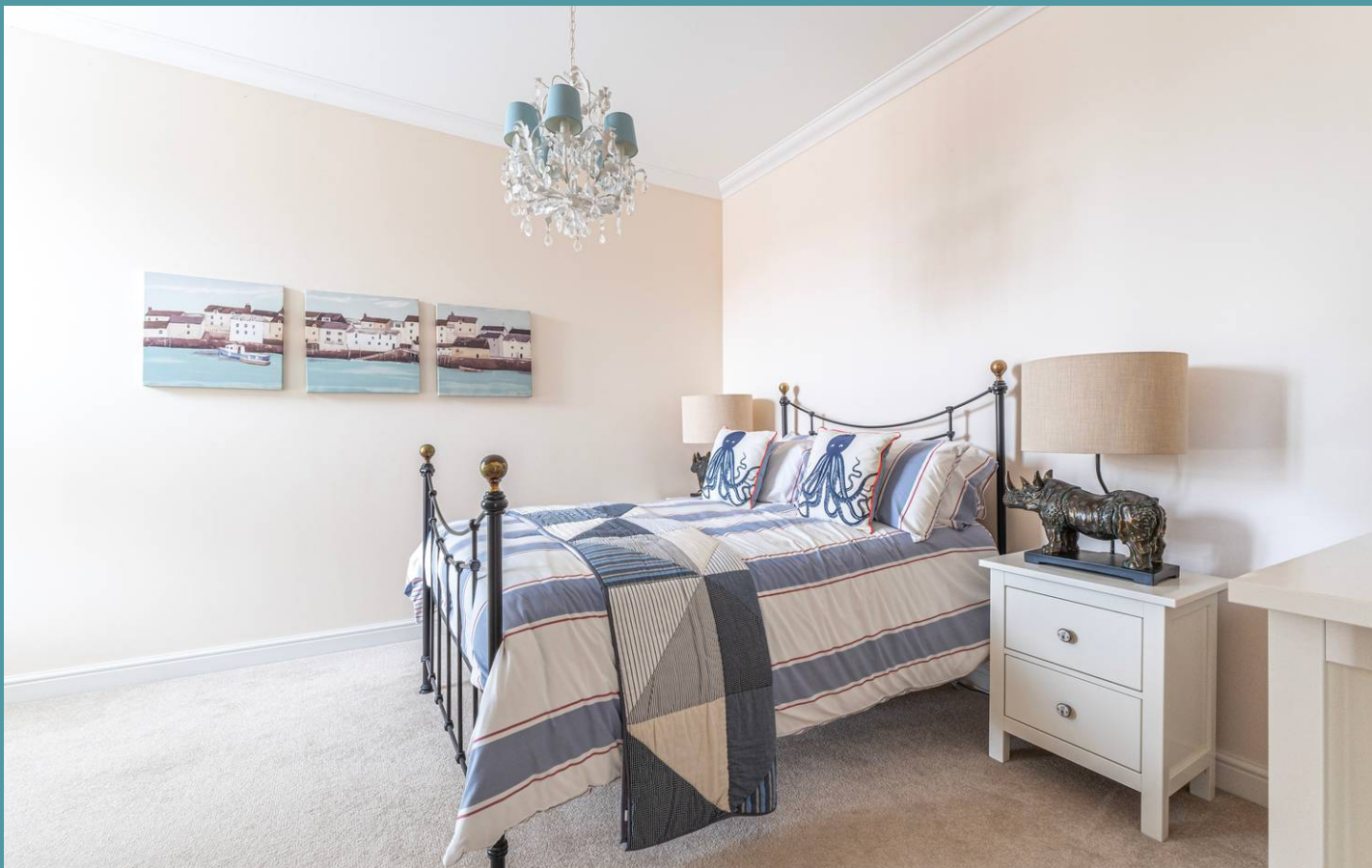
Ormesby, Great Yarmouth

This beautiful residence presents a unique opportunity to acquire a stylish and comfortable residence in the heart of Ormesby. With its impressive interior, convenient location, and enticing features, this property is sure to capture the hearts of those seeking a place to call home. Don't miss your chance to make this house your own and start creating lasting memories in this inviting abode. Schedule a viewing today and experience the allure of this lovely residence for yourself.

LOCATION

Ormesby, located in the NR29 postal district of Norfolk, England, is a picturesque village situated just a few miles from the stunning Norfolk coastline. Part of the Ormesby St. Margaret and Ormesby St. Michael parishes, the area offers a blend of tranquil rural landscapes and easy access to the renowned Broads National Park. Known for its charming countryside, Ormesby also features scenic lakes, such as Ormesby Broad, which is popular for boating and nature walks. Its proximity to the bustling seaside town of Great Yarmouth provides a mix of quiet village life and access to larger amenities, making it an attractive spot for both residents and visitors.





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Upon entering, guests will be greeted by the high Georgian style ceilings and windows that infuse the property with a sense of grandeur and elegance. The welcoming entrance hall greets you, complemented by a convenient WC. The comfortable sitting room immediately captures your attention with its warm ambiance, flooded with an abundance of natural light, providing the ideal setting for relaxation and entertainment. The kitchen is well-equipped with fitted units and integrated appliances to enhance your cooking experience. Offering plenty of storage and counter-top space for meal preparation.

Ascend to the upper floors where you will encounter three double bedrooms, each thoughtfully designed to offer relaxation and privacy. The presence of large windows ensure the rooms are light and airy, creating a wonderful space to personalise depending on your own style. The bathroom comprises of a three piece suite, accommodating all residents in the household.

Towards the rear is a low maintenance courtyard that is Westerly facing. It is paved so you can showcase your outdoor furniture, to relax in the afternoon sunshine or simply enjoy the fresh air. Overall, it is fully enclosed so you can enjoy in seclusion. For those in need of parking, off-road parking is available, providing convenience and peace of mind.





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AGENTS NOTES

We understand that this property is leasehold, with 987 years left on the lease.

Ground rent - £1 p/a

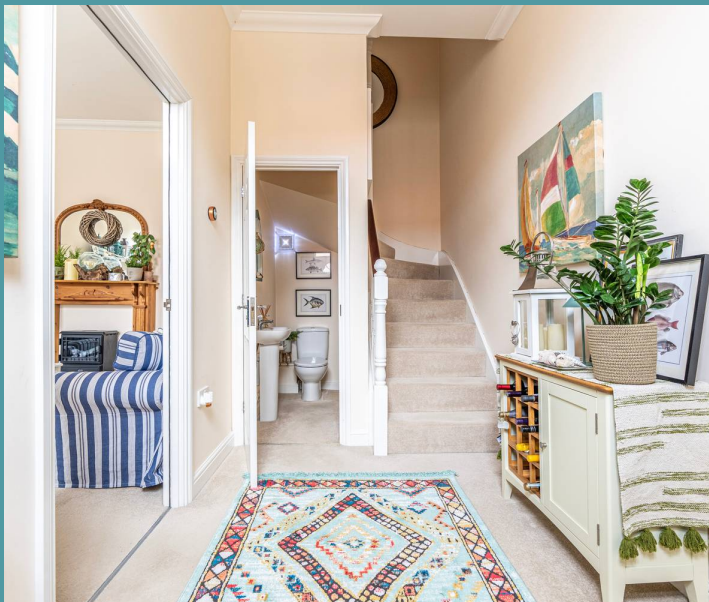
Maintenance fee - £140 p/a

Connected to mains water, electricity and drainage.

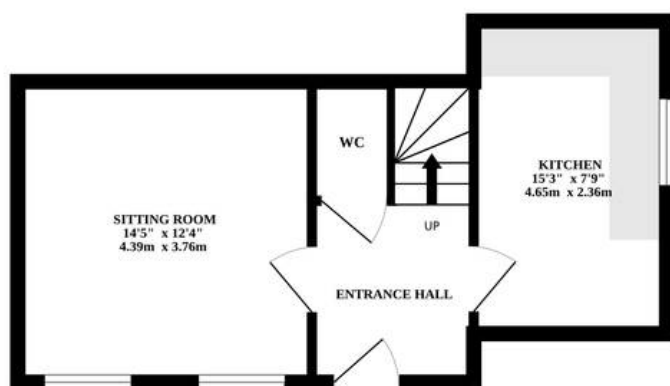
Heating system - Calor gas.

Council Tax Band: B

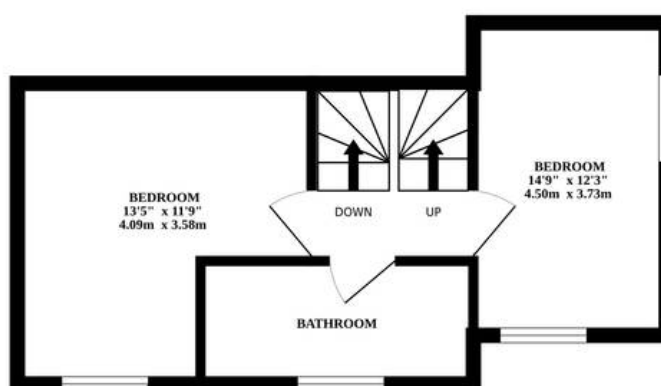
- Guide price £250,000-£260,000 - Available furnished
- Perfect first home or investment purchase
- Well-presented interior over three floors - Turn key condition
- High Georgian style ceilings and windows
- Comfortable sitting room - Filled with an abundance of natural light
- Well-equipped kitchen to be able to cook your favourite meals
- Three double bedrooms & a family bathroom
- Low maintenance Westerley-facing courtyard - Fully enclosed for privacy
- Off-road parking available
- Situated in the village of Ormesby, in close proximity to all local amenities



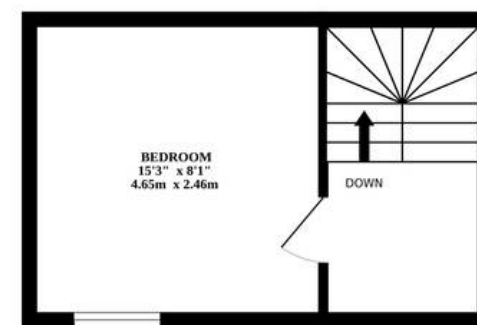
GROUND FLOOR



1ST FLOOR



2ND 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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