



25 Yarmouth Road, Ormesby  
£425,000



# 25 Yarmouth Road

Ormesby, Great Yarmouth

Welcome to this stunning detached residence in the quaint coastal village of Ormesby. This beautiful family home has undergone a meticulous renovation to achieve a high standard of living, with a contemporary design perfectly suited for a modern lifestyle, while retaining the property's original character with features such as sash windows, exposed brickwork, and charming fireplaces. Don't miss the chance to acquire this residence and experience a lifestyle moments away from the coastline.

## Location

Ormesby is a village situated within the county of Norfolk. It is part of the broader Great Yarmouth district and is known for its proximity to the Norfolk coast, making it a popular spot for those who enjoy living by the sea. The village is surrounded by scenic countryside and is near the bustling resort town of Great Yarmouth, offering a balance of rural charm and easy access to seaside attractions. The area also enjoys a rich history, with notable landmarks and tranquil settings, making it an ideal location for those seeking both relaxation and outdoor activities.







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Upon entry, you are greeted by a comfortable sitting room that serves as a versatile space for both relaxation and entertaining. This room is flooded with natural light, creating a warm and inviting atmosphere for you and your loved ones to enjoy.

A highlight of the home is the open-plan kitchen/dining room, which is equipped with bespoke units, wooden worktops, a central island with a breakfast bar, and a brick-built fireplace housing an inset wood burner. This space effortlessly combines style and functionality, making it the perfect spot for cooking your favourite meals, socialising with friends around the breakfast bar or intimate family meals at the dining table. Additionally, the property features a functional utility room and a convenient cloakroom for added convenience.

Ascend the staircase to find a gallery landing, with space for a desk if you are looking to work from home. Three double bedrooms are each thoughtfully designed to offer relaxation and privacy, with the versatility to be a office, playroom or dressing room, depending on your own requirements. A luxury family bathroom completes the upper level, comprising a freestanding bathtub, large shower cubicle, a toilet and his and hers sinks, providing a sanctuary for relaxation and comfort.







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Step outside to discover a maintained private garden that is primarily laid to lawn, with planted beds and a patio area for your outdoor furniture. Fully enclosed for privacy, this outdoor space is perfect for summer BBQs, gardening or simply relaxing in the afternoon sunshine, with backdrop views of the local church. A driveway provides ample off-road parking for multiple vehicles.

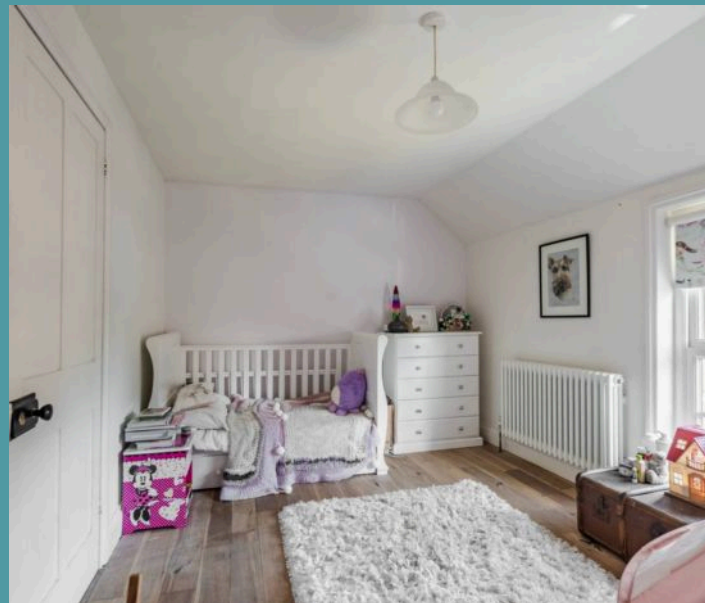
### Agents Notes

We understand that this property is freehold.

Connected to mains water, electricity and drainage.

Heating system - Underfloor heating, radiators and a wood burner.

Council Tax Band: C



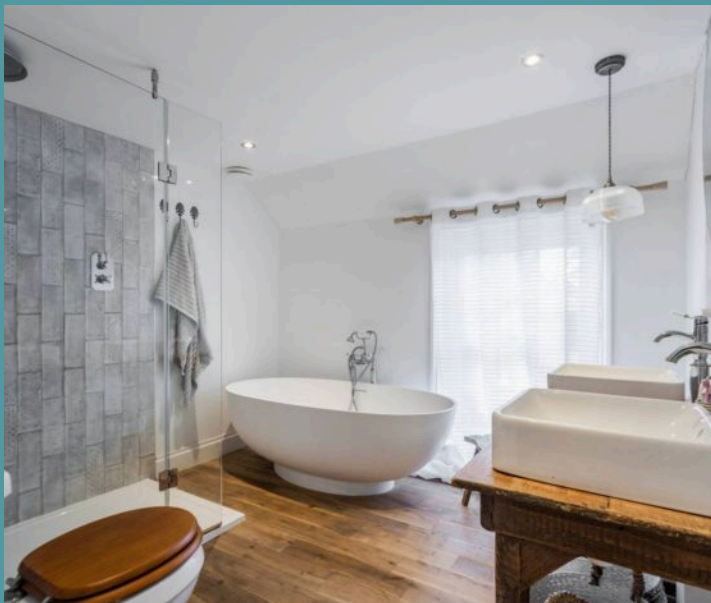




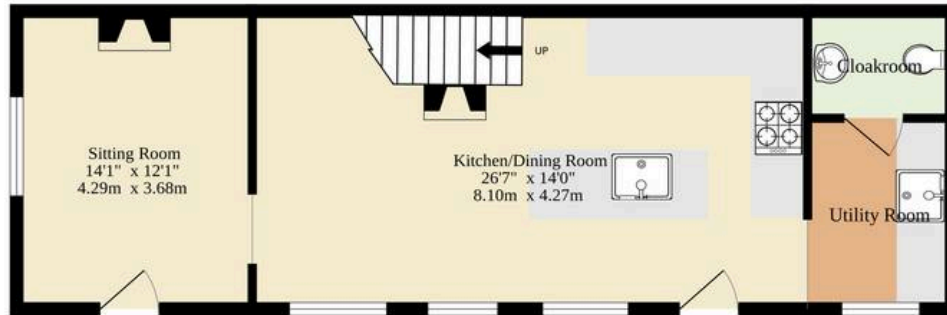
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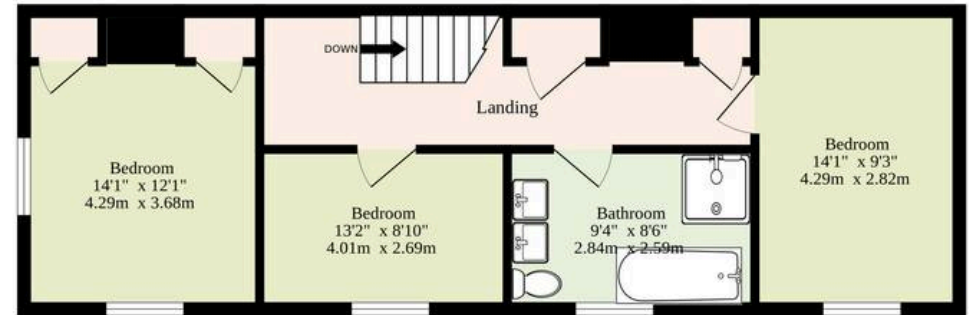
- Detached residence in the coastal village of Ormesby
- Beautiful family home that has been renovated to a high standard, enhancing a contemporary design that adapts to a modern lifestyle
- Obtains the properties original character with sash windows, exposed brick work and feature fireplaces
- Comfortable sitting room for relaxation and entertaining, filled with an abundance of natural light
- Open-plan kitchen/dining room, equipped with bespoke units with wooden worktops, a central island with a breakfast bar and a brick-built fireplace with inset wood burner
- Functional utility room and a convenient cloakroom
- Gallery landing, three double bedrooms and a luxury family bathroom
- Maintained garden that is primarily laid to lawn with planted beds and a patio area, fully enclosed for privacy
- Driveway providing off-road parking for multiple vehicles
- Close proximity to local shops, schools, bus routes and the coastline



**Ground Floor**  
625 sq.ft. (58.1 sq.m.) approx.



**1st Floor**  
600 sq.ft. (55.7 sq.m.) approx.



**TOTAL FLOOR AREA : 1225 sq.ft. (113.8 sq.m.) approx.**

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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