



38 Appleton Drive, Ormesby

OIEO £220,000 Freehold

Minors and Brady are pleased to be presenting to the market a charming two-bedroom semi-detached bungalow located in the highly sought-after Ormesby area. This property offers a fantastic opportunity for first-time buyers or those looking to downsize. With the convenience of no onward chain and everything you need on one floor, this stunning home is thoughtfully designed for easy accessibility. The property has been meticulously presented to a high standard throughout, with new wood flooring enhancing the overall ambience. This home showcases a modern aesthetic combined with practical living.

Location

Located in the popular coastal village of Ormesby, 38 Appleton Drive enjoys a peaceful residential setting within easy reach of both countryside and coastline. The area is well-served by local amenities, including a convenience store, primary school, and charming village pubs. Just a short drive away, you'll find the sandy beaches of California and Scratby, as well as the larger seaside resort of Great Yarmouth for a wider range of shops and leisure facilities. With scenic walks nearby and excellent road links to Norwich and the Norfolk Broads, this location offers a superb balance of rural charm and everyday convenience.



Appleton Drive

Upon entering, you are greeted by a welcoming entrance porch leading into a modern open-plan lounge and kitchen/diner. The newly installed kitchen boasts integrated appliances and elegant herringbone flooring, creating a stylish and practical space for daily living.



Large uPVC patio doors in the lounge provide seamless access to the enclosed rear garden, offering a perfect setting for outdoor relaxation and entertaining.

Featuring two well-proportioned bedrooms, this bungalow ensures comfort and ample space for furnishings. Additionally, a newly renovated family bathroom adds to the convenience and functionality of the property, complete with underfloor heating for added luxury.

Externally, the front garden is landscaped with shingle and mature trees, complemented by a driveway providing off-road parking. The fully enclosed rear garden features a lawn area and a paved patio, ideal for enjoying the outdoors in privacy. Two timber storage sheds offer additional space for outdoor equipment.

Further enhancing the property's appeal is the potential to extend either into the loft or the rear, subject to planning permission, allowing for future customisation to suit individual needs.

Agents Notes

We understand this property will be sold freehold, connected to mains water, electricity and drainage.

Council Tax band: B

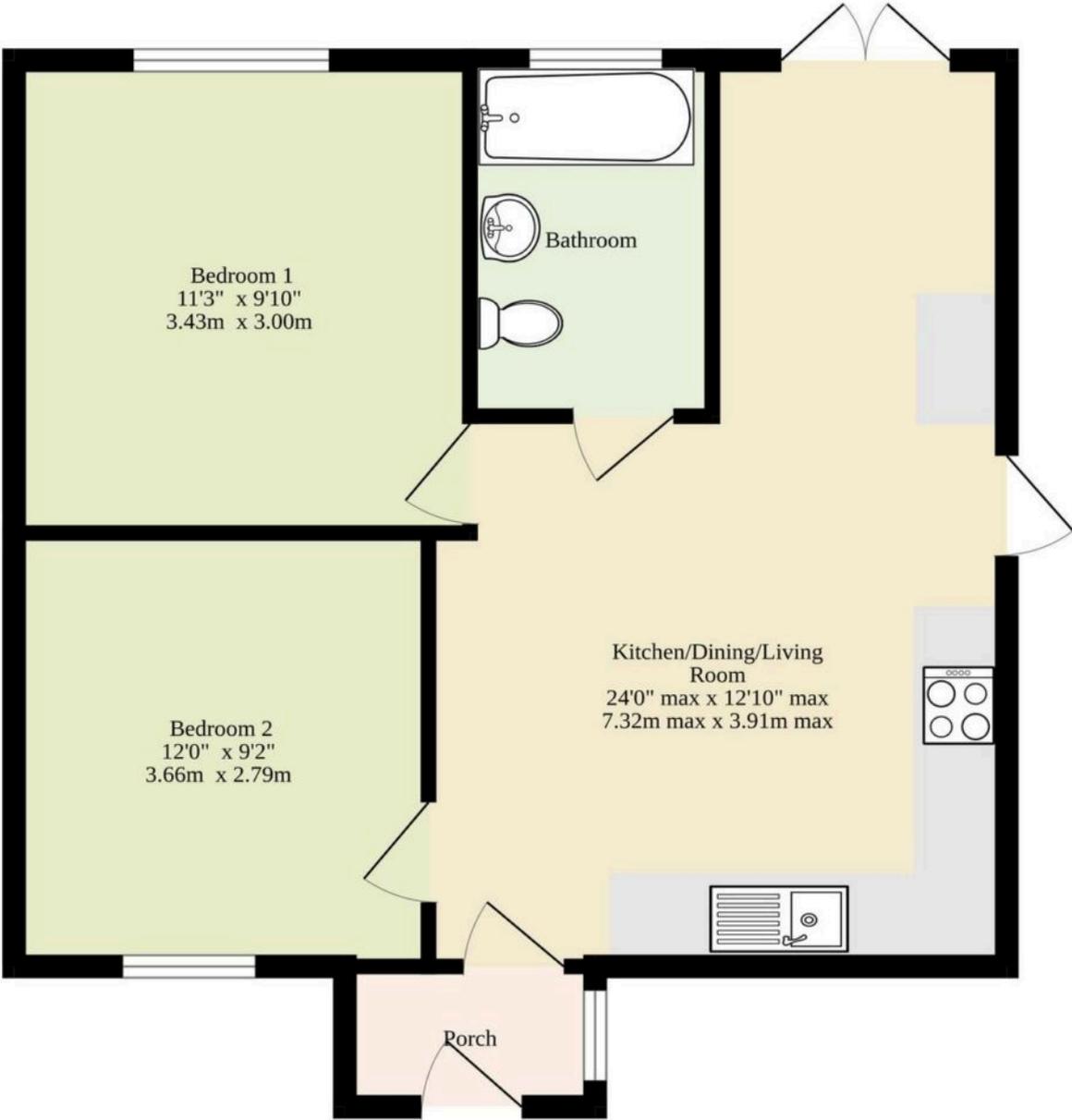
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: F



Ground Floor
467 sq.ft. (43.4 sq.m.) approx.



Sqft Excludes Porch And Bathroom

TOTAL FLOOR AREA : 467 sq.ft. (43.4 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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