



2 Ormesby Lane, Filby
£495,000

2 Ormesby Lane

Filby, Great Yarmouth

Set on a generous plot backing onto open fields, this beautifully presented semi-detached family home offers spacious, modern living in a peaceful village setting. The property features four large double bedrooms, including a standout main bedroom with en suite shower room and Juliet balcony enjoying uninterrupted views. The ground floor includes a bright lounge with media wall and French doors to the rear garden, a versatile dining room with wood burner, integrated storage and fish tank, and a very well-appointed kitchen with matte-finish cabinetry, marble-effect worktops, twin ovens, wine cooler, and a stylish island breakfast bar. A separate utility room adds everyday convenience, while the contemporary family bathroom is finished with a P-shaped bath and sleek tiling. Outside, the large enclosed garden offers excellent space for outdoor living, while the wide driveway and 29-foot garage provide ample parking and storage.

Location

Ormesby Lane sits on the edge of the sought-after village of Filby, surrounded by open countryside and just minutes from the picturesque Filby Broad. The village itself offers a welcoming community feel with a popular primary school, local pub, tearoom, and village hall, all within easy reach. A short drive brings you to sandy beaches along the east Norfolk coast, while the expansive Broads National Park offers boating, birdwatching, and scenic picnic spots. Well-connected yet peaceful, the area provides convenient access to the A149, making travel to Great Yarmouth, Caister, and Norwich straightforward. Outdoor enthusiasts will appreciate the abundance of walking and cycling routes nearby, as well as the natural beauty of the surrounding waterways.





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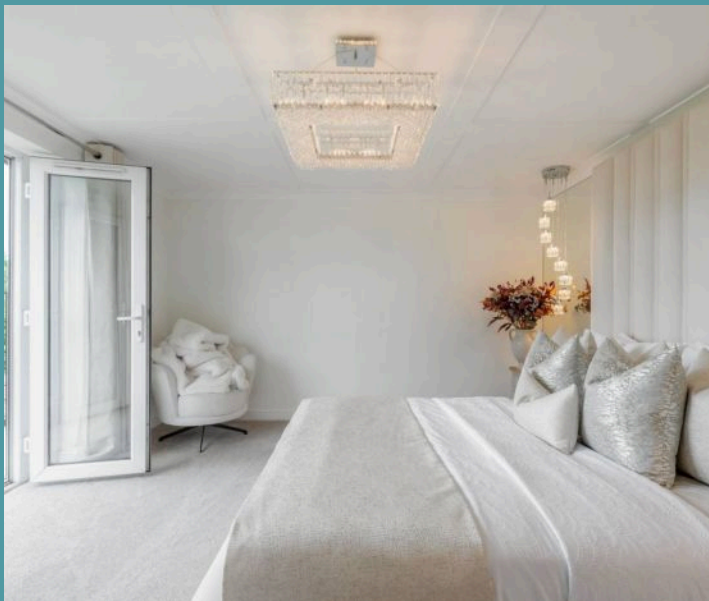
Ormesby Lane, Filby

Step through the front door into a welcoming hallway, setting the tone for this immaculately presented semi-detached family home. From here, move into the spacious lounge, a bright and inviting room with generous natural light, a striking media wall, soft carpet underfoot, and stylish pendant lighting. French doors open directly onto the rear garden, creating a great flow for both everyday living and entertaining.

Continue through to the dining room, a versatile space that works perfectly for family meals or social gatherings. A feature wood burner adds warmth and charm, while built-in storage, a TV unit, and an integrated fish tank provide both function and personality. Herringbone-effect wood flooring flows throughout this space and into the kitchen, adding continuity and visual interest.

The kitchen is very well appointed and beautifully finished, with matte cabinetry, marble-effect worktops, twin ovens, a wine cooler, and a sleek electric hob. The island with breakfast bar is illuminated by pendant lighting and serves as a central hub for cooking, conversation, or a relaxed morning coffee. Inset ceiling lights and subtle floor-level lighting complete the look.

Off the kitchen, the separate utility room offers excellent practicality, with plumbing for laundry appliances, matching flooring, and direct access to the outside. Ideal for families or busy households.



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Completing the ground floor is a contemporary family bathroom fitted with a panelled P-shaped bath, shower over, and modern tiled walls – a stylish and functional space for daily routines.

Upstairs, a staircase with smart glass-panel balustrades leads to a light-filled landing. This floor offers four spacious double bedrooms, all finished with soft carpet and generous natural light. One bedroom includes fitted wardrobes, ideal for storage.

The standout main bedroom offers uninterrupted views over open fields, enjoyed from its Juliet balcony. This room also benefits from a sleek en suite shower room with contemporary tiled walls and quality fixtures.

Double glazing is fitted throughout for year-round comfort and energy efficiency.

Outside, the home sits on a generous plot with a large, enclosed rear garden. There's ample space for outdoor seating, a lawned area for play, and a storage shed. At the front, a wide driveway provides plenty of off-road parking and leads to a substantial 29-foot garage, offering secure storage or workshop potential.

Agents notes

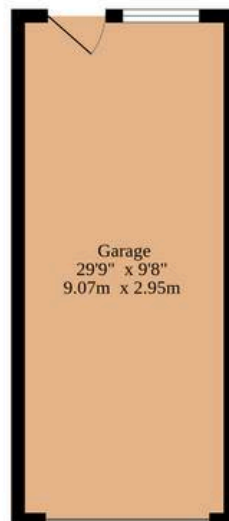
We understand that the property will be sold freehold, connected to all main services.

Heating system- Gas Central Heating

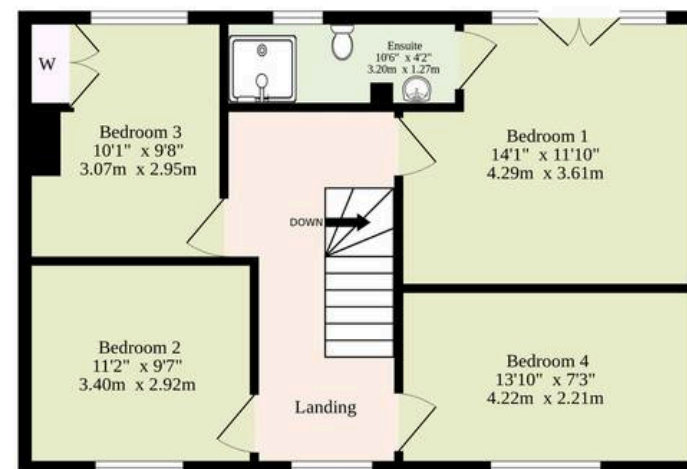
Council Tax Band- B



Ground Floor
1011 sq.ft. (93.9 sq.m.) approx.



1st Floor
569 sq.ft. (52.9 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 1580 sq.ft. (146.8 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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