



16 Manor Way, Ormesby  
£210,000



# 16 Manor Way

Ormesby, Great Yarmouth

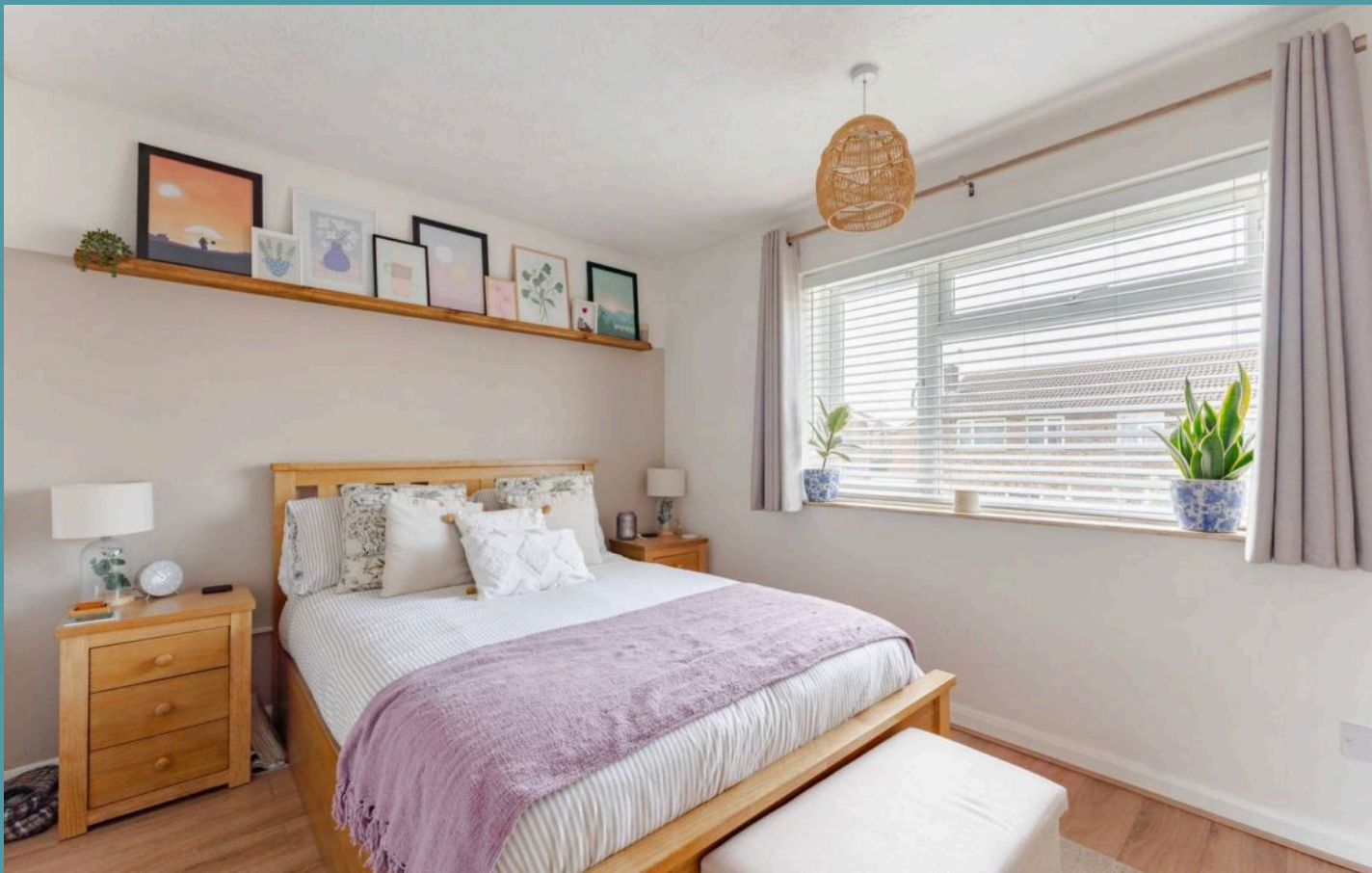
Tucked away in the picturesque village of Ormesby, this well-presented two-bedroom semi-detached bungalow offers a peaceful lifestyle within easy reach of both coastal and countryside attractions. With spacious interiors, a light-filled conservatory, private rear garden, and off-road parking, it presents an excellent opportunity for first-time buyers, downsizers, or investors seeking a comfortable home in a desirable village setting.

## Location

Located in the sought-after coastal village of Ormesby, Manor Way enjoys a peaceful residential setting just minutes from the Norfolk Broads and sandy beaches of the east coast. The village offers a range of local amenities including shops, pubs, a primary school and medical facilities, while nearby Great Yarmouth provides broader services and transport links. With scenic countryside walks on the doorstep and easy access to both the coast and Norwich via the A149, this location combines tranquillity with convenience, making it ideal for families and those seeking a well-connected village lifestyle.







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Upon entering the property through the inviting front door, you are greeted by a well-appointed entrance hall featuring laminate flooring, built-in cupboards, and convenient access to both the lounge and kitchen. The kitchen is a functional space with a range of wall and base units, a sink and drainer unit, and ample room for essential appliances. Tastefully tiled flooring and splashbacks complement the kitchen's practical layout, while a double glazed window adds natural light to the room.

The spacious lounge and dining area provide a comfortable setting for relaxation, with plush carpet flooring, a radiator, and a set of double glazed sliding doors leading to the conservatory. The conservatory, bathed in natural light from its triple aspect windows, offers a tranquil space to unwind and enjoy views of the rear garden.



Ascending the spiral stairs to the first floor landing, you will find two generously sized bedrooms, each laid with carpet flooring and featuring double glazed windows that offer tranquil views. The well-appointed bathroom boasts a pristine white three-piece suite, complete with a panelled bath with shower over, low flush W.C., and hand wash basin.





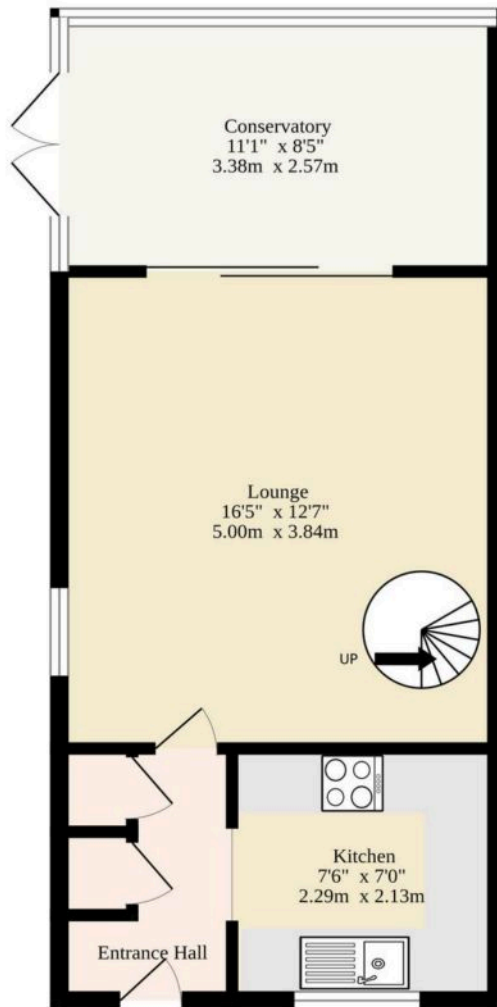
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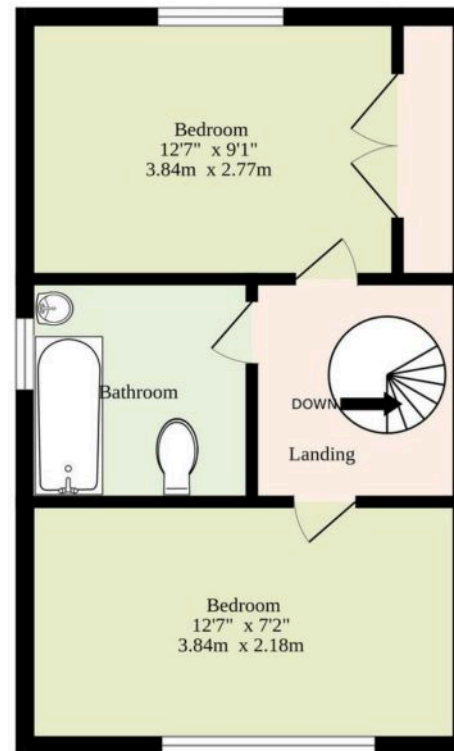
- Detached bungalow in a sought-after Ormesby village setting
- Quiet residential location within easy reach of amenities
- Ideal home for first time buyers, families or investors
- Spacious open-plan lounge/diner
- Two well-proportioned double bedrooms
- Sunlit conservatory providing garden views
- Large rear garden that's enclosed for additional privacy
- Short drive to both Great Yarmouth and the Norfolk Broads



Ground Floor  
357 sq.ft. (33.2 sq.m.) approx.



1st Floor  
208 sq.ft. (19.3 sq.m.) approx.



Sqft Excludes Entrance Hall, Landing And Bathroom

TOTAL FLOOR AREA : 565 sq.ft. (52.5 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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