



11 West Avenue, Ormesby

Asking Price: £650,000

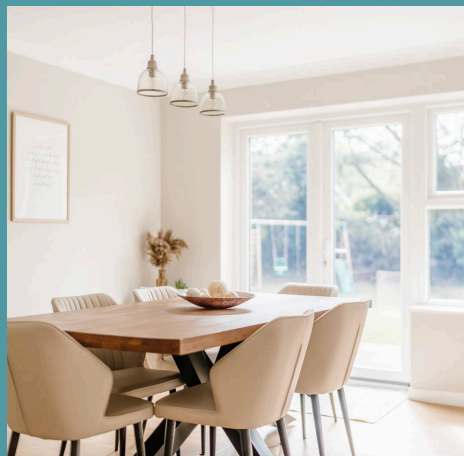
11 West Avenue

Ormesby, Great Yarmouth

Tucked away along a private road and occupying a generous plot, this distinctive 1970's detached home has been thoughtfully renovated to offer spacious, light-filled living with a focus on comfort and privacy. Framed by mature gardens and accessed via a gated driveway, the property blends classic character with tasteful updates, creating a welcoming and well-balanced family home. Just moments from sandy beaches and countryside walks, and with convenient access to local amenities, this unique residence offers a rare chance to enjoy peaceful, coastal living with space both inside and out.

Location

West Avenue enjoys a prime position in the well-served village of Ormesby St Margaret, a popular coastal location just a few miles inland from the sandy shores of Hemsby and Caister-on-Sea. The village offers a range of everyday amenities, including shops, a post office, pubs, and a primary school, while the surrounding countryside and nearby Ormesby Broad provide scenic walks and opportunities for outdoor leisure. For a wider selection of services, Great Yarmouth is easily accessible by car, and Norwich city centre lies within commutable reach, offering extensive retail, cultural, and transport links. This location combines village convenience with Norfolk's coast and countryside appeal.





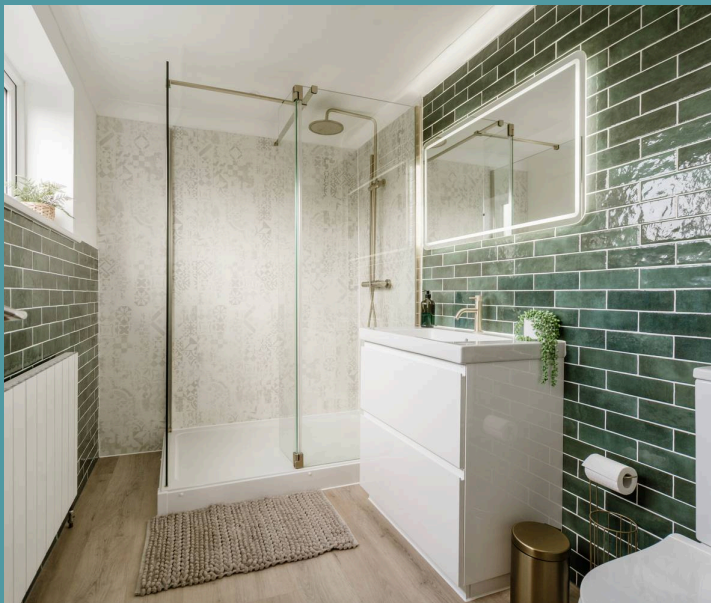
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Stepping into the residence, you are greeted by a spacious reception hall adorned with tiled flooring and open-tread stairs leading to the upper level. The ground floor encompasses a lounge, a bright and airy space with sliding doors opening onto the rear garden, a dining room with French doors, a versatile study or fifth bedroom with dual aspect windows, and a well-appointed kitchen/breakfast room fitted with cream gloss units, solid wood countertops, and a Rangemaster electric cooker. Completing this level is a convenient utility room.

Ascending the staircase to the first floor, a galleried landing welcomes you with a large picture window offering picturesque views. The sleeping quarters comprise four well-proportioned bedrooms, two of which benefit from built-in wardrobes. An en-suite shower room accompanies the master bedroom, while the additional bedrooms share access to the family bathroom.

Externally, the property is accessed via a long sweeping driveway leading to an area of parking and an attached double garage with power and lighting. The gardens that envelop the home feature a variety of trees, bushes, and flowering plants, creating a tranquil outdoor setting. With a southerly-facing rear garden providing a private space, residents can enjoy the peaceful ambience offered by this property.



Ground Floor
1455 sq.ft. (135.2 sq.m.) approx.



1st Floor
870 sq.ft. (80.8 sq.m.) approx.



TOTAL FLOOR AREA : 2325 sq.ft. (216.0 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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