



22 Sharpe Way, Ormesby
£370,000

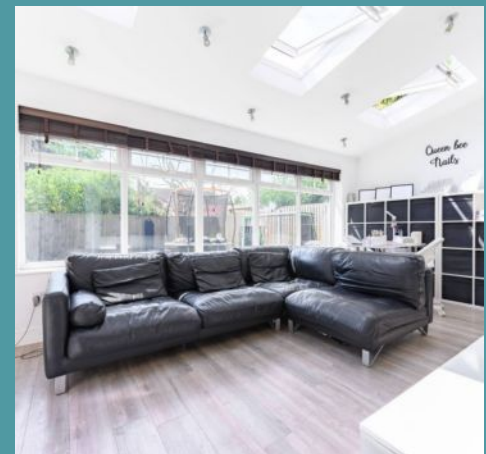
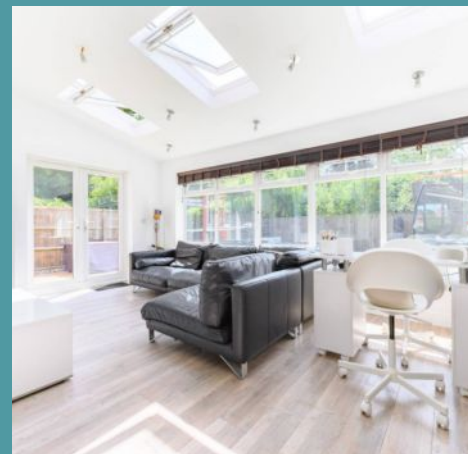
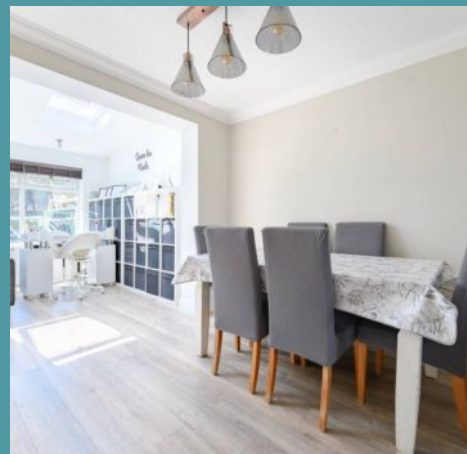
22 Sharpe Way

Ormesby, Great Yarmouth

Step into a lifestyle of comfort, space, and coastal charm with this exceptional extended detached residence in the heart of Ormesby. Designed with modern family living in mind, the property offers flexible and expansive accommodation, featuring a welcoming entrance hall, a spacious sitting room that flows into the dining area, and a bright sun room that invites the outdoors in. The contemporary kitchen is both stylish and functional, while four well-proportioned bedrooms, including a luxurious en-suite, cater to every family member's needs. A beautifully landscaped south-facing garden with artificial lawn and patio provides the perfect backdrop for outdoor enjoyment, complemented by ample off-road parking and garage storage. Whether relaxing at home or exploring the nearby coast, this is a property that perfectly balances everyday convenience with aspirational living.

Location

Sharpe Way is situated in a well-established residential part of Ormesby, a popular suburb to the south-east of Middlesbrough. The area offers a friendly community atmosphere with good access to everyday amenities. Within a short walk or drive, residents can reach a range of local shops on Ormesby High Street, including convenience stores, a post office, and takeaways. Larger supermarkets and retail parks are a short drive away in Middlesbrough.





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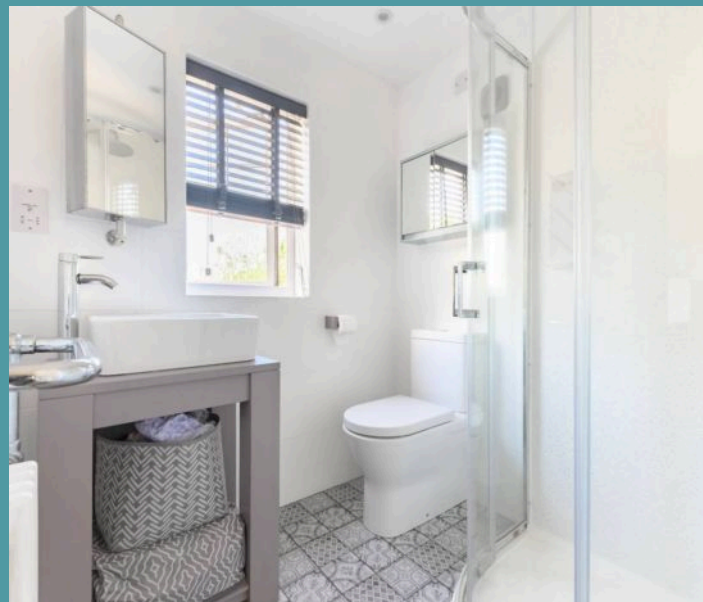
Families are well served by several nearby schools. Local primary schools include Ormesby Primary School and St. Gabriel's Catholic Primary, both known for their strong community ties. For secondary education, Outwood Academy Ormesby is close by, with other options available in the wider Middlesbrough area.

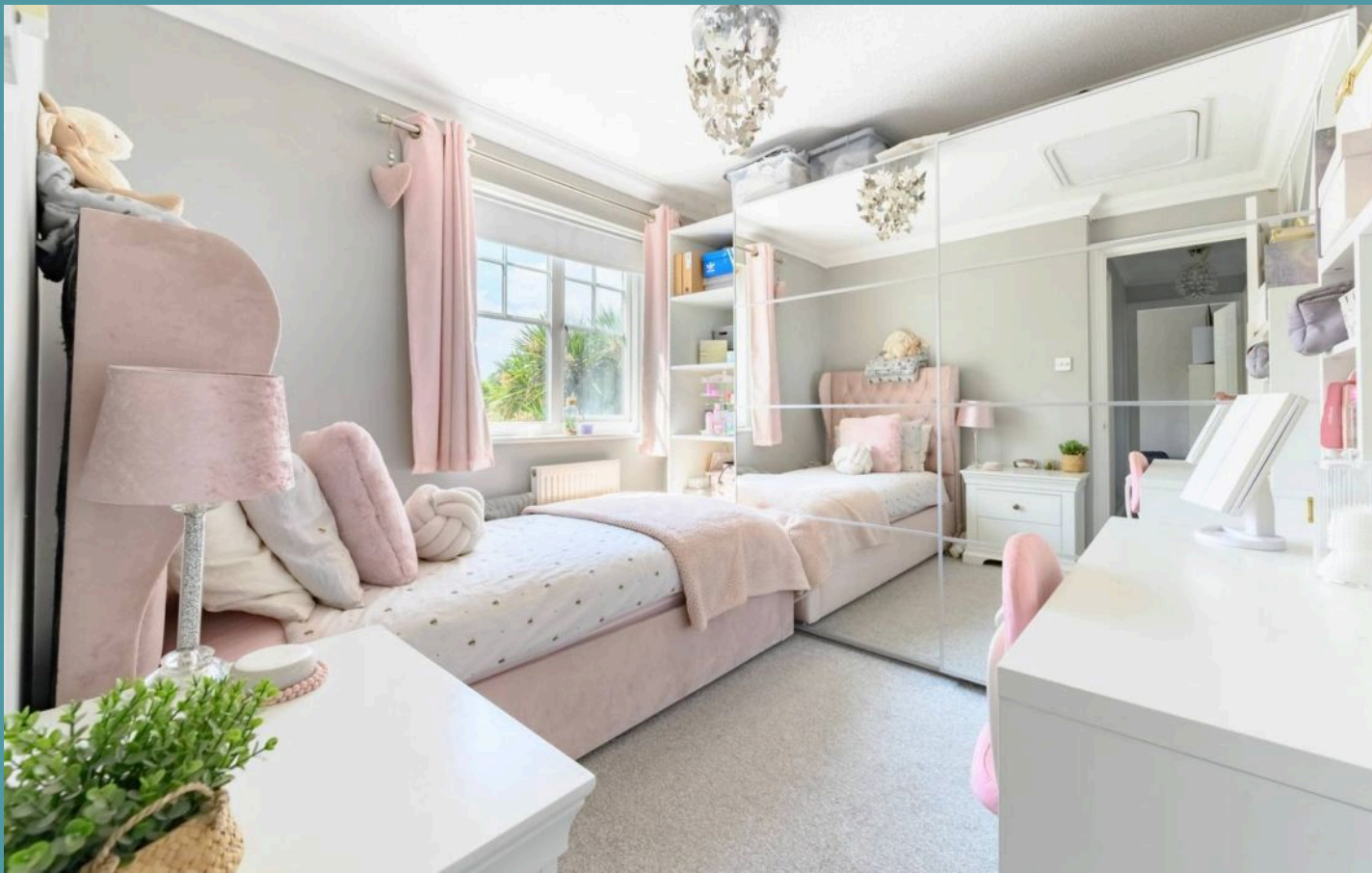
Healthcare facilities are conveniently accessible — there are local GP surgeries, dental practices, and pharmacies within easy reach. The major James Cook University Hospital, offering a full range of medical services, is just a short drive away, ensuring excellent healthcare provision.

Transport links are strong: regular bus services run through Ormesby, connecting the area to central Middlesbrough, Redcar, and Guisborough. The A174 and A19 are both easily accessible, providing good road connections for commuters. Middlesbrough Railway Station is within a short drive, offering services across the region and beyond.

In addition to its practical amenities, the area benefits from proximity to green spaces. Ormesby Hall and nearby parks offer opportunities for walking and leisure, with the North York Moors National Park only a short journey away — ideal for those who enjoy the outdoors. Altogether, Sharpe Way provides a balanced living environment with a good mix of convenience, community, and access to nature.

- Extended detached residence in the coastal village in Ormesby
- Perfect family home showcasing spacious and flexible accommodation that can adapt to your





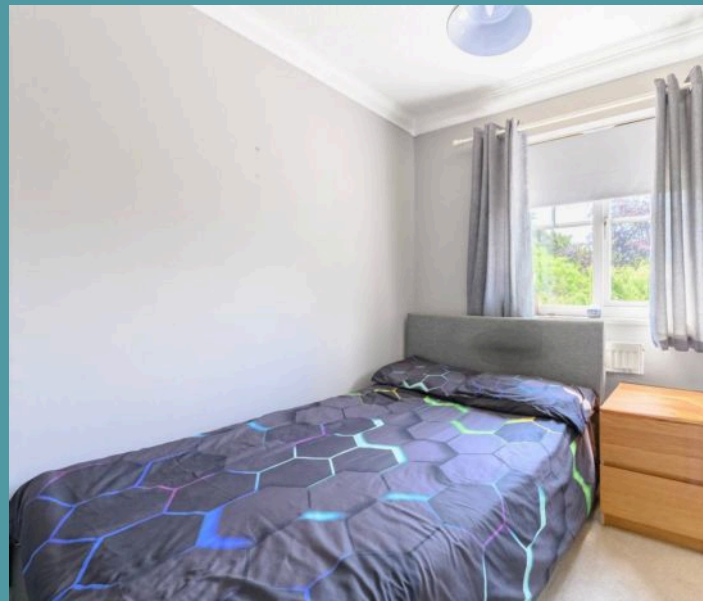
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Step into the welcoming entrance hall, where natural light and a warm ambience set the tone for the rest of the property. A conveniently placed cloakroom adds to the practicality of daily living. The generously proportioned sitting room, with its inviting atmosphere, provides the perfect sanctuary for relaxation or entertaining. Flowing seamlessly into the adjoining dining area, this space encourages both intimate family meals and vibrant social gatherings.

A highlight of the home is the expansive sun room, a beautiful space that effortlessly connects the indoors with the outdoors. Bathed in light, it offers a year-round setting to enjoy garden views and provides an additional reception area for relaxation or hosting guests. The well-appointed kitchen is equipped with sleek, modern cabinetry, integrated oven, and ample provision for a fridge/freezer and dishwasher — designed with both style and function in mind, making everyday meal preparation a pleasure.

Upstairs, the residence continues to impress with four bedrooms. Two of these benefit from built-in wardrobes, while the principal bedroom enjoys the luxury of a private en-suite, elevating your everyday routine. The remaining bedrooms share access to a contemporary family bathroom, ideal for the demands of busy family life.





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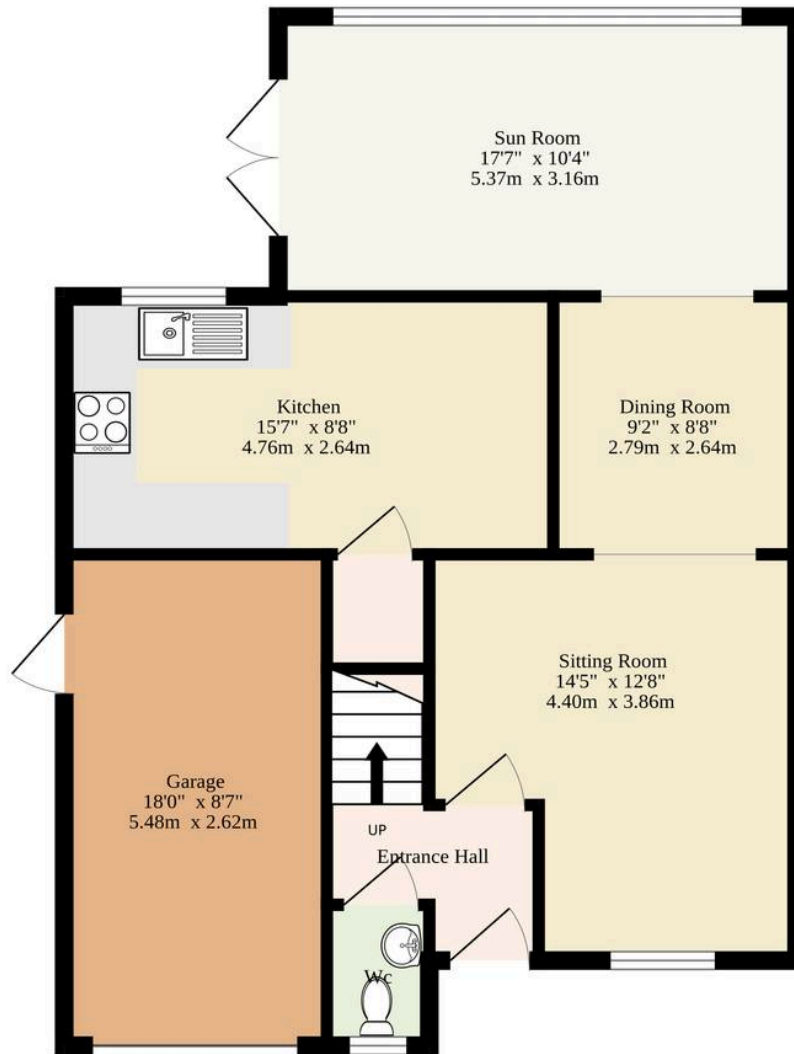
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Outside, the beautifully landscaped south-facing garden offers a private space, complete with an artificial lawn and a spacious patio area — perfect for al fresco dining, sun-soaked afternoons, and children's play. A brick-weave driveway provides ample off-road parking, complemented by a garage that offers versatile storage solutions.

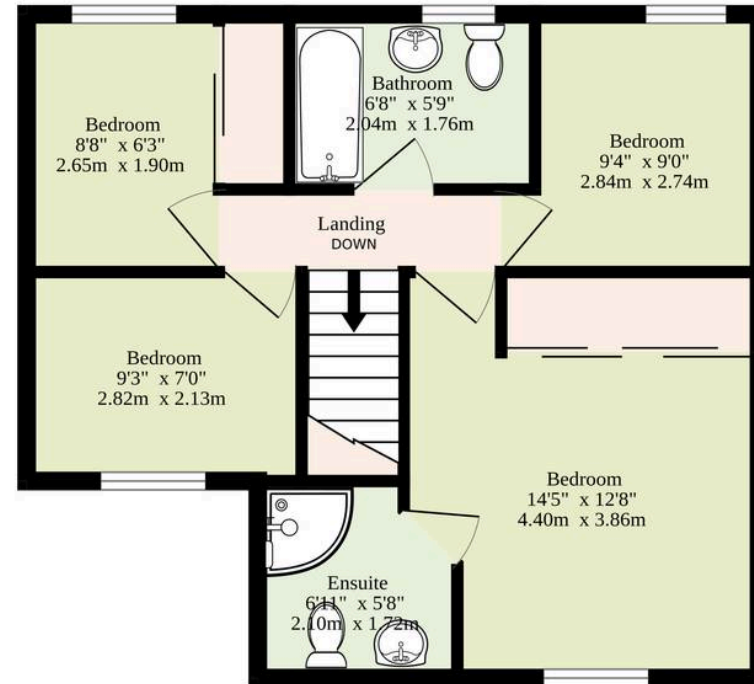
- Extended detached residence in the coastal village in Ormesby
- Perfect family home showcasing spacious and flexible accommodation that can adapt to your lifestyle preferences
- Spacious sitting room inviting relaxation and entertaining, opening into the dining area that encourages intimate family meals and socialising
- Large sun room that extends the reception space, allowing you to enjoy the outdoors within the comfort of your home
- Kitchen equipped with modern cabinetry, an integrated oven, space for a fridge/freezer and a dishwasher
- Four bedrooms, a private en-suite and a family bathroom
- Landscaped garden that is south-facing, featuring an artificial lawn and a patio area
- Brick-weave driveway providing off-road parking and a garage for storage options
- Close to local shops, schools, healthcare facilities and transport links



Ground Floor
816 sq.ft. (75.8 sq.m.) approx.



1st Floor
521 sq.ft. (48.4 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 1337 sq.ft. (124.2 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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