



3 Fritton Close, Ormesby

Great Yarmouth



£300,000
Minors & Brady

3 Fritton Close

Ormesby, Great Yarmouth

Enjoying a peaceful village setting just a short drive from the sandy beaches of California and Scratby, this well-presented detached bungalow offers spacious, light-filled living perfectly suited to family life. The property features three bedrooms, a generous lounge, and a newly fitted kitchen/diner with stylish modern units and plenty of space for dining. All accommodation is set across a single level, offering ease and practicality, while recent upgrades, including a full rewire in 2024 and a newly installed heating system with an air source heat pump, add to the home's appeal. Outside, you'll find a generous enclosed rear garden offering privacy and space to enjoy, a landscaped front garden for kerb appeal, and a driveway to the side providing off-road parking for up to three vehicles, along with a garage equipped with power and lighting, bringing together comfort, convenience and a sought-after coastal location.

Location

Fritton Close sits within the popular village of Ormesby, a well-served area offering a range of everyday amenities, including a convenience store, pubs, and a primary school. The village is just a short drive from the sandy beaches of California and Scratby, as well as the nearby Broads National Park, offering excellent walking, cycling, and boating opportunities. With regular bus links and easy access to Great Yarmouth and Norwich via the A149, the location is ideal for those seeking a coastal lifestyle with strong local connections. There are also several nearby garden centres and local farm shops for fresh produce and weekend browsing. Families are well catered for with both primary and high schools within easy reach. For commuters or those travelling further afield, rail services can be accessed from Great Yarmouth or Acle.



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Step into the entrance porch, where a handy storage area offers a practical start to the home. From here, move through to the generous lounge, a bright, airy space with durable flooring underfoot and a central ceiling light fitting that gives the room a clean, welcoming feel.

Continue into the newly fitted kitchen/diner, designed with both style and functionality in mind. Modern units are paired with a stylish tiled backsplash and wood-effect flooring, while large windows fill the space with natural light. There's plumbing in place for a washing machine, plenty of room for dining, and a convenient door that leads out to the rear garden.

A hallway connects the rest of the home and includes a useful airing cupboard for extra storage. The bungalow offers three well-proportioned bedrooms, two comfortable doubles and a versatile third bedroom that works just as well as a single, nursery, or home office. The main bedroom features a recessed area with fitted shelving and a hanging rail, perfect for wardrobe use. All bedrooms benefit from good natural light and low-maintenance flooring throughout.

The family bathroom completes the internal layout, featuring part-tiled walls, a privacy window to the side, a low-level WC, hand wash basin, and a panelled bath with overhead shower attachment.



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Additional benefits include full double glazing, a complete rewire in 2024, and a newly installed heating system incorporating an air source heat pump, designed to offer modern comfort and improved efficiency.

Outside, the rear garden is generous, enclosed and enjoys a good degree of privacy, making it ideal for families, pets, or simply relaxing in the warmer months. There's space to add outdoor seating, a vegetable patch, and children's play equipment, depending on your needs. A gate leads to the front, where a landscaped garden enhances the property's kerb appeal.

To the side, a driveway provides off-road parking for up to three vehicles, along with a garage featuring an up-and-over door, power and lighting, perfect for secure parking, additional storage or workshop use. A gate from the garage also gives easy access back into the rear garden.

Agents notes

We understand that the property will be sold freehold, connected to main services, water, electricity and drainage.

Heating system- Air Source Heat Pump

Council Tax Band- C



Ground Floor
903 sq.ft. (83.9 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 903 sq.ft. (83.9 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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Dreaming of this home? Let's make it a reality



Meet *Sarah*
Senior Property Consultant



Meet *James*
Property Consultant



Meet *Lauren*
Property Consultant

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