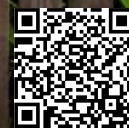




Minors & Brady
WROXHAM
FOR SALE
01603 783088

123 Ormesby Road, Badersfield



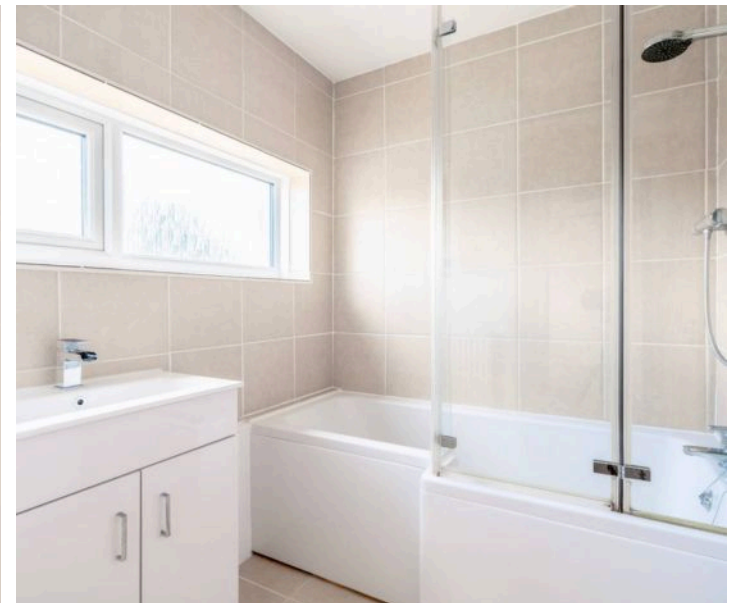
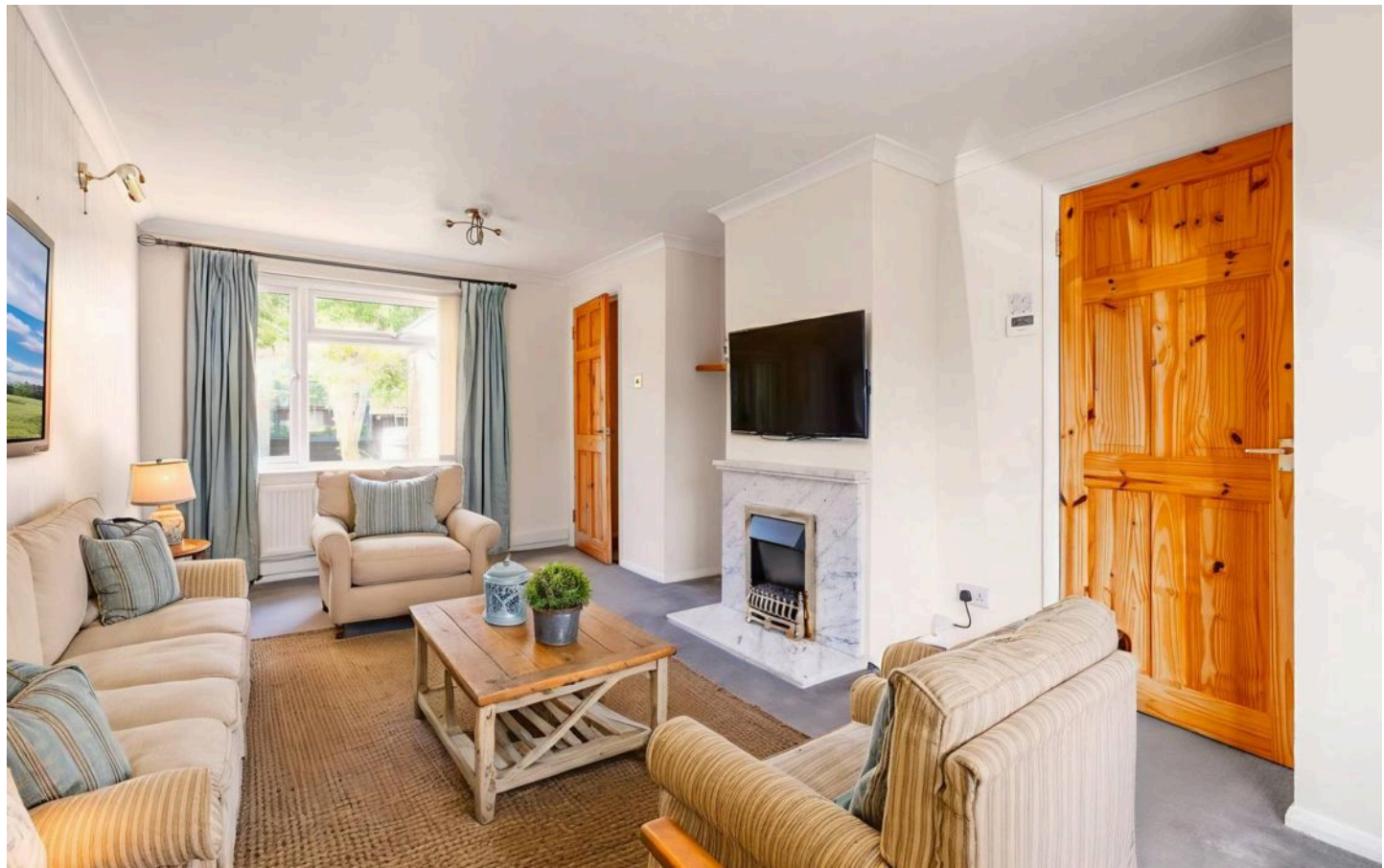
Minors & Brady

123 Ormesby Road

Badersfield, Norwich

A beautifully presented two-bedroom home in the heart of Badersfield, featuring a spacious lounge, kitchen/diner, utility room, modern bathroom, separate WC, and generous built-in storage. With private parking and a move-in-ready finish, it's ideal for buyers looking for comfort and convenience.

- The spacious lounge is light and welcoming, ideal for relaxing or entertaining
- The kitchen/diner is a practical and sociable space with room for a dining table, perfect for family meals or hosting friends
- A separate utility room provides additional laundry and storage space, keeping the main living areas clutter-free
- Both bedrooms are comfortable doubles with built-in wardrobes and plenty of natural light
- The home features a modern bathroom and a separate WC for added convenience
- There is generous built-in storage throughout, making the most of the available space
- Off-road driveway parking is included for residents
- The property is well-maintained and tastefully decorated, meaning it is move-in ready
- Extremely popular village area, Badersfield is great for families and couples of all ages



M&B



M&B

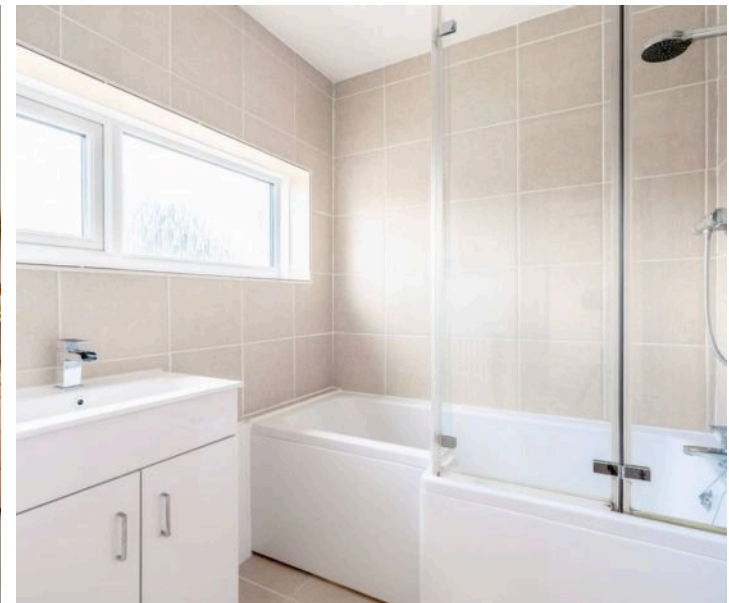
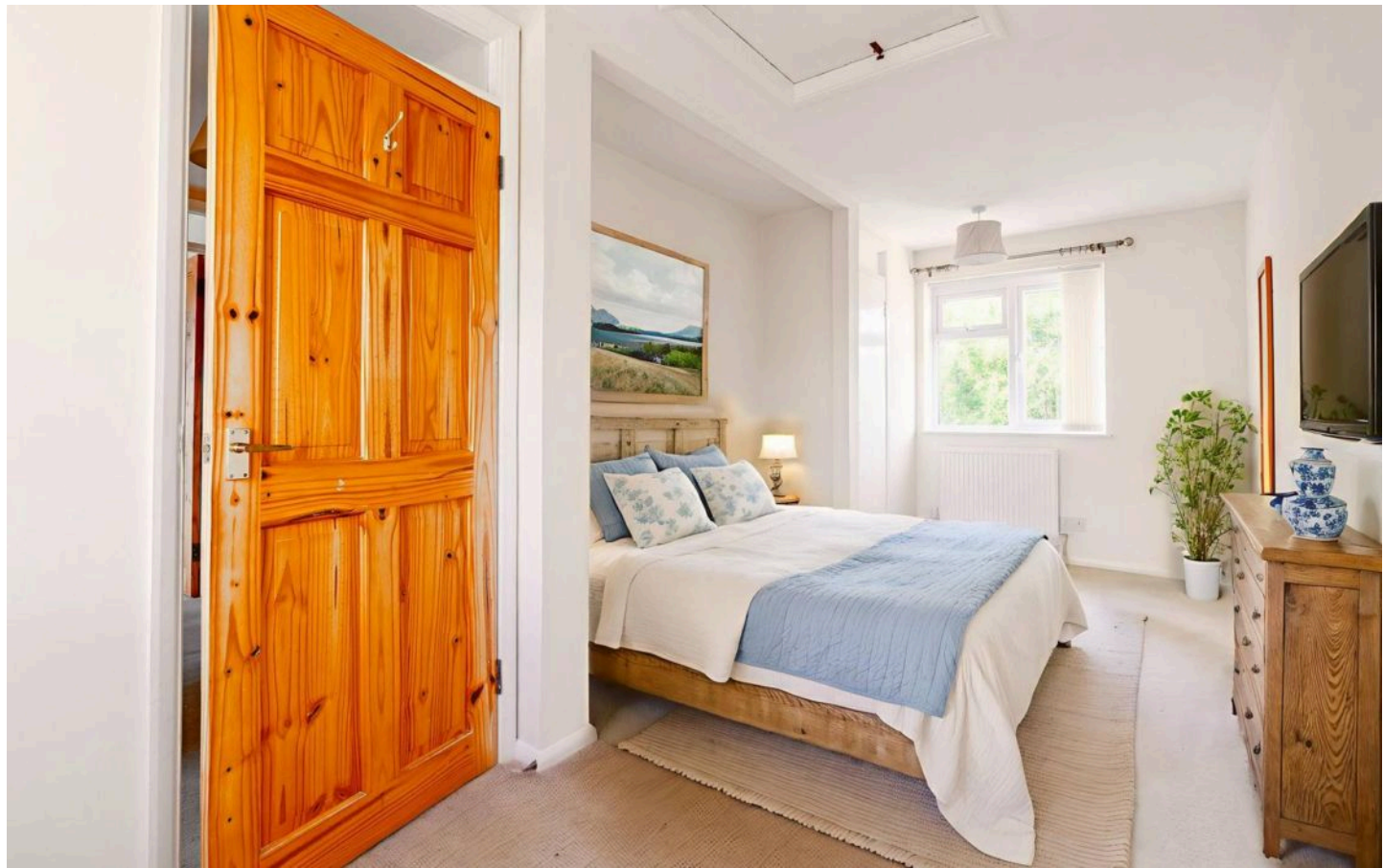
123 Ormesby Road

Badersfield, Norwich

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D



M&B

123 Ormesby Road

Badersfield, Norwich

Ormesby Road

The spacious lounge is filled with natural light, creating a comfortable space for relaxing or spending time with family and friends. The kitchen/diner offers plenty of room for a dining table and is well laid out for both everyday use and hosting. A separate utility room provides extra space for laundry and storage, helping to keep the main living areas tidy.

Upstairs, there are two well-proportioned double bedrooms, each with built-in wardrobes for practical storage. A modern bathroom and a separate WC add extra convenience for busy households.

The property includes useful storage throughout and has been well maintained, making it ready for new owners to move straight in. Outside, there is private off-road parking and a private rear garden with a lawn, storage shed, and patio area – ideal for outdoor dining or simply enjoying some fresh air. Nearby communal green spaces further enhance the pleasant village setting.

Agents Note

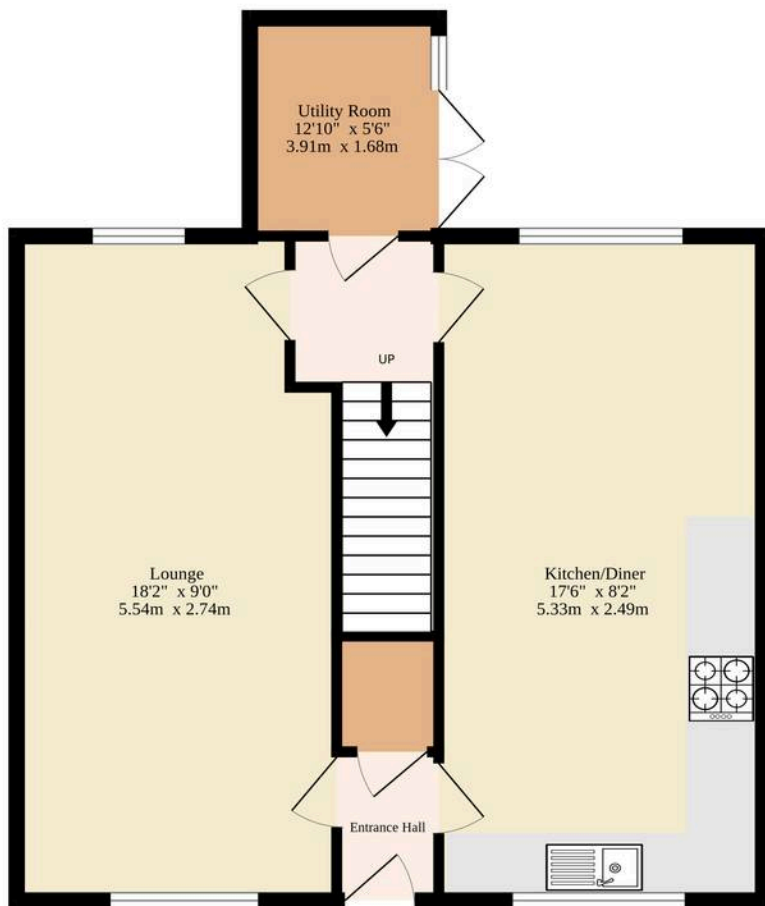
We understand the property will be sold freehold, with mains water, electricity, drainage and gas.

There is an annual service charge of £420. This could be reviewed yearly.

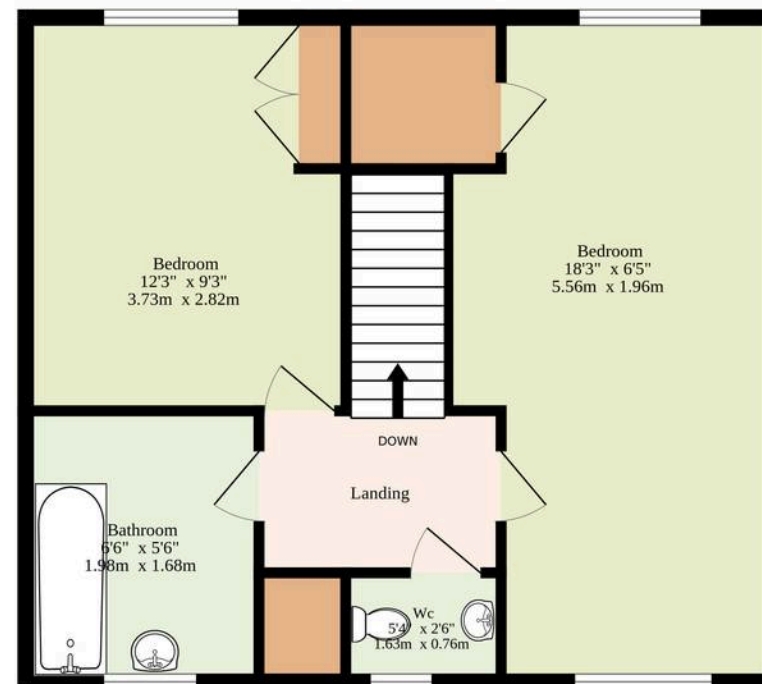
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Ground Floor
414 sq.ft. (38.5 sq.m.) approx.



1st Floor
310 sq.ft. (28.8 sq.m.) approx.



Excluding Landing

TOTAL FLOOR AREA : 724 sq.ft. (67.3 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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Meet *Karol*
Property Valuer



Meet *Claire*
Aftersales Team Leader

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