



Oldfield Spruce Avenue, Ormesby

Great Yarmouth



Minors & Brady



# Oldfield Spruce Avenue

Ormesby, Great Yarmouth

A truly exceptional family home, this five double bedroom semi-detached property on Spruce Avenue offers spacious and versatile living in the heart of the highly sought-after village of Ormesby. Boasting a very generous open-plan lounge and dining area with a feature log burner, the home is perfect for both relaxing and entertaining. The modern kitchen and utility room provide practical spaces for everyday living, while five large double bedrooms and two contemporary bathrooms offer flexibility for all the family. Outside, a fully enclosed rear garden with decking leads to a versatile outbuilding, complemented by a driveway for four to five cars, a garage, and solar panels. Surrounded by scenic countryside, local amenities, and excellent transport links to Norwich and Great Yarmouth, this home combines village charm with modern convenience.

- Five spacious double bedrooms
- Open-plan lounge and dining area with feature log burner
- Modern kitchen with space for range oven, dishwasher, and American-style fridge/freezer
- Utility room with laundry and storage space
- Two contemporary bathrooms, including a separate shower room
- Fully enclosed rear garden with decking and versatile outbuilding
- Large driveway for four to five cars and a garage
- Solar panels providing energy efficiency
- Exceptionally spacious rooms with abundant natural light
- Prime village location in Ormesby, close to local amenities, schools, and transport links







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## The Location

Set in the heart of the charming village of Ormesby, Spruce Avenue offers a serene and picturesque residential setting, perfect for those seeking a peaceful yet well-connected lifestyle. Ormesby itself is a highly sought-after village, renowned for its friendly community atmosphere and beautiful countryside surroundings.

Residents benefit from easy access to local amenities, including quaint shops, traditional pubs, and cosy cafes, as well as schools catering to all ages. For leisure and recreation, the nearby Norfolk and Suffolk Broads provide a stunning backdrop for boating, walking, and cycling, while scenic trails and green spaces make it ideal for families and nature lovers.

Commuters will appreciate the direct train links to the historic city of Norwich, offering a wealth of cultural attractions, shopping, and dining options just a short journey away. The nearby town of Great Yarmouth is also within easy reach, providing additional amenities, entertainment, and coastal leisure opportunities.

Surrounded by picturesque countryside, village green spaces, and charming historic landmarks. It's an idyllic location for families and individuals seeking the perfect blend of community, natural beauty, and accessibility, offering the very best of countryside living with modern comforts close at hand.



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## Spruce Avenue, Ormesby

This five double bedroom semi-detached house is located in the highly sought-after village of Ormesby, offering the perfect family home with spacious and versatile living throughout. Set in a convenient location with local shops, schools for all ages, public houses, and direct train links to the Cathedral City of Norwich, this property combines modern living with village charm. It also benefits from proximity to the Norfolk and Suffolk Broads, ideal for leisure and outdoor activities.

The property boasts a large driveway with space for four to five cars, a garage, and solar panels. Inside, the home offers a very spacious open-plan lounge and dining area, featuring huge double-glazed windows and patio doors that overlook the garden.

The lounge is a striking space, complete with a feature log burner, coved ceilings, and elegant finishing touches throughout. The dining area flows seamlessly from the lounge, creating a versatile space for family living and entertaining.

The kitchen is modern and well-appointed, with a range of wall and base units, complimentary wood-effect work surfaces, a 1.5 bowl stainless steel sink and drainer, and space for a range oven, dishwasher, and American-style fridge/freezer.



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A utility room provides additional space for laundry appliances and storage, as well as access to the side of the property.

Upstairs, the property comprises five generous double bedrooms, including a master suite with ample room for furniture. There is a family bathroom and a separate shower room, both finished to a high standard with contemporary fixtures and fittings.

The rear garden is fully enclosed, offering privacy and security, with a freshly laid lawn, decking area leading to a versatile outbuilding, and a timber shed. This outdoor space is ideal for family use, entertaining, or creating a home office or hobby space.

Overall, this property is exceptionally spacious, with huge rooms throughout, a flexible layout, and modern features, making it the ideal family home in a desirable village setting.

## Agents Note

Sold Freehold

Connected to air source heat pump, mains water, electricity and drainage.

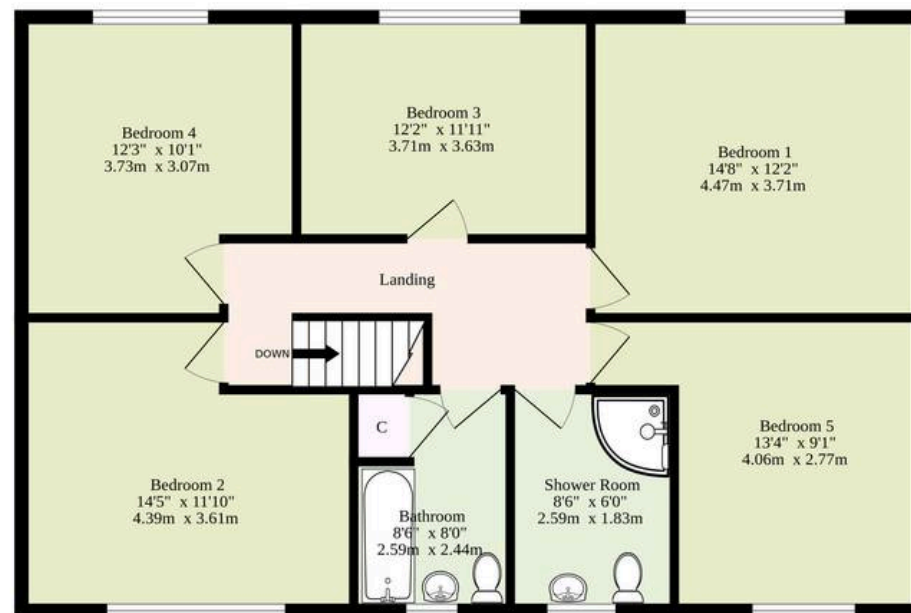


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**Ground Floor**  
865 sq.ft. (80.4 sq.m.) approx.



**1st Floor**  
950 sq.ft. (88.3 sq.m.) approx.



**TOTAL FLOOR AREA : 1815 sq.ft. (168.6 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



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Senior Property Consultant



Meet *James*  
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Meet *Lauren*  
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