



78 Spruce Avenue, Ormesby

Great Yarmouth



Minors & Brady

78 Spruce Avenue

Ormesby, Great Yarmouth

This beautifully updated end-of-terrace home in the coastal village of Ormesby combines modern living with a relaxed, versatile layout. A bright porch leads into a welcoming entrance hall, flowing into a contemporary kitchen and open-plan living and dining area, which opens onto a light-filled conservatory. A versatile reception room, three bedrooms, and a family bathroom provide flexible living options. Outside, the private west-facing garden features a patio, decked terrace, artificial lawn, shingled areas, and a summerhouse, all overlooking country fields. With off-road parking and carefully designed spaces for both entertaining and everyday life, this home offers comfort and adaptability in a sought-after location.

- Updated and improved end-of-terrace residence in the coastal village of Ormesby
- Spacious and flexible accommodation that can adapt to your own preferences and style
- Kitchen fitted with modern cabinetry, an oven and under-counter areas for your own appliances
- Open-plan living/dining room inviting relaxation and entertaining
- Sliding doors opening into a light-filled conservatory, extending the reception space whilst offering panoramic views of the garden
- Versatile reception room that can be utilised as a snug, home office, a playroom or an additional bedroom
- Three bedrooms offering comfort and privacy, alongside a family bathroom
- A private, west-facing garden featuring a patio for seating arrangements, an artificial lawn, a decked terrace and a summerhouse, overlooking country fields at the rear
- A driveway providing off-road parking
- Short distance to the scenic coast





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Location

Spruce Avenue is a peaceful residential street situated in the charming coastal village of Ormesby. Local amenities are within easy reach, including a village shop, a post office, and a welcoming pub, while nearby Great Yarmouth and Caister-on-Sea provide a broader range of shops, cafés, and leisure options. Families benefit from close proximity to Ormesby Village Junior School and local pre-schools, with secondary schools a short drive away in neighbouring towns.

Healthcare needs are well served by nearby GP practices and pharmacies, ensuring essential services are easily accessible. Transport links are convenient, with regular bus services connecting the village to surrounding towns, and main roads providing smooth access to the wider region. One of the street's greatest draws is its closeness to the coast; a short stroll brings residents to sandy beaches and coastal paths, perfect for walks, cycling, or simply enjoying the sea air. Spruce Avenue combines the quiet charm of village life with easy access to amenities and the natural beauty of Norfolk's coastline.



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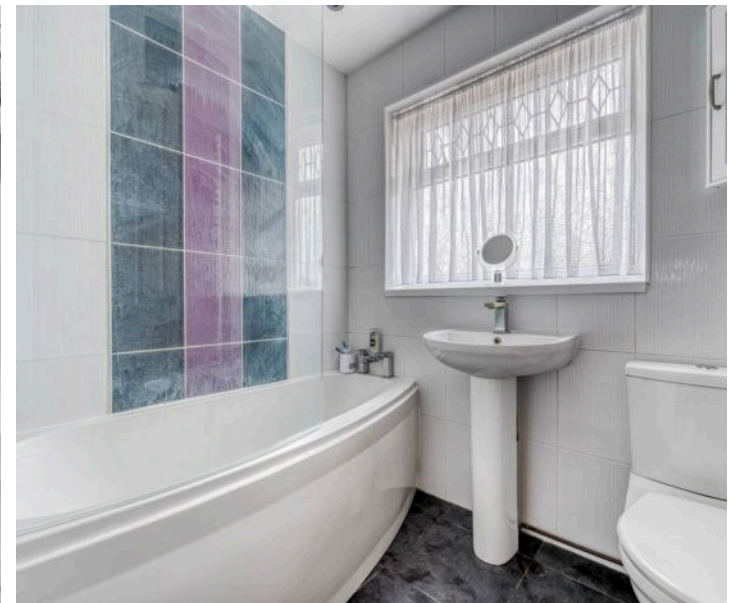
This thoughtfully updated and improved end-of-terrace home is perfectly positioned in the coastal village of Ormesby, offering a lifestyle of comfort and versatility. The property provides spacious and adaptable accommodation, allowing you to tailor each space to your own preferences and style.

A bright and airy porch welcomes you into the inviting entrance hall, setting the tone for the home's warm and adaptable layout. The kitchen is fitted with modern cabinetry and an oven, complemented by under-counter areas for your own appliances, creating a practical and stylish cooking space.

The open-plan living and dining area encourages both relaxation and entertaining, with sliding doors leading into a light-filled conservatory. Here, the reception space is extended and filled with natural light, offering panoramic views of the private garden and creating a seamless connection between indoors and outdoors.

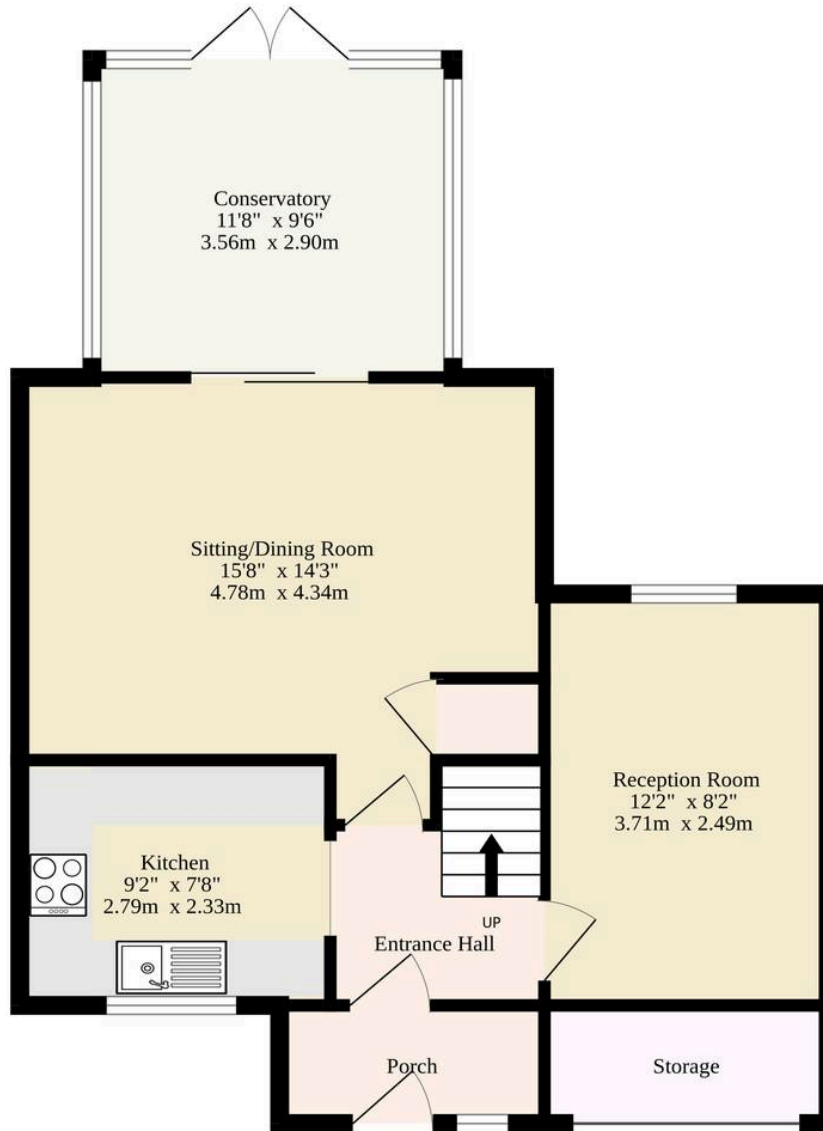
A versatile reception room adds further flexibility, easily serving as a snug, home office, playroom, or additional bedroom, depending on your needs. Upstairs, three well-proportioned bedrooms provide comfort and privacy, accompanied by a family bathroom with a three-piece suite.

The west-facing garden is a true highlight, thoughtfully designed to accommodate a variety of outdoor activities. It features a patio for seating and dining, shingled areas, an artificial lawn, a raised decked terrace, and a summerhouse, all overlooking the serene backdrop of country fields at the rear. At the front of the residence is a paved driveway providing convenient off-road parking.

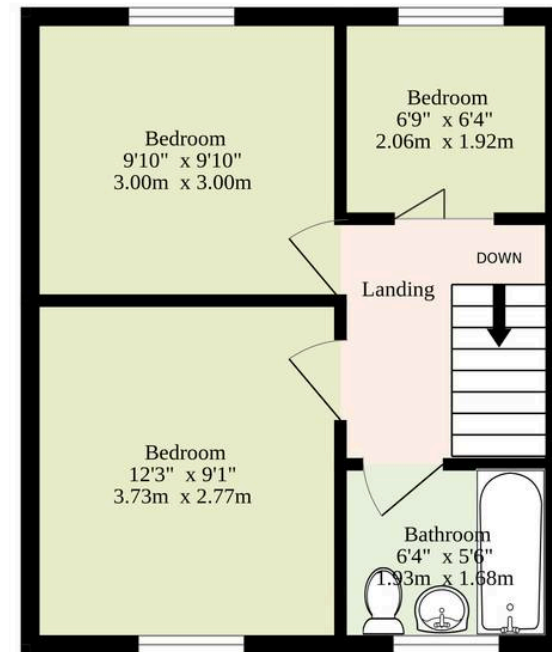


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Ground Floor
610 sq.ft. (56.7 sq.m.) approx.



1st Floor
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 944 sq.ft. (87.7 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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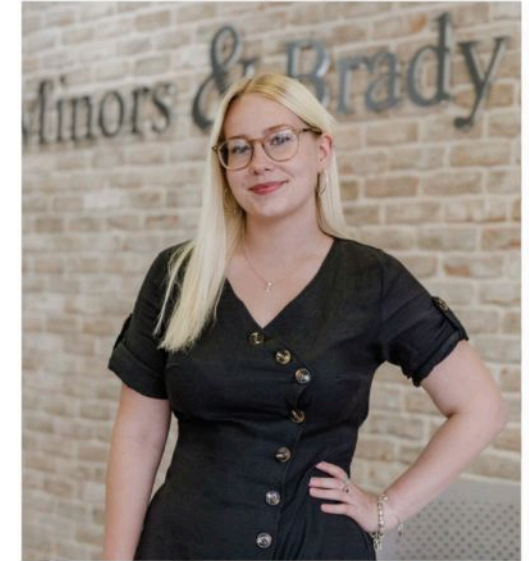
Dreaming of this home? Let's make it a reality



Meet *Sarah*
Senior Property Consultant



Meet *James*
Property Consultant



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Minors & Brady
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