



58 Spruce Avenue, Ormesby

Great Yarmouth



Minors & Brady

58 Spruce Avenue

Ormesby, Great Yarmouth

Set along a quiet residential road in the coastal village of Ormesby, this chain-free end-terrace home presents a well-proportioned property with clear potential for improvement. The interior includes a bright living room flowing into the dining area, a kitchen ready for modernisation, two generous double bedrooms and a classic three-piece bathroom suite. Outside, a large private garden provides a patio seating area, maintained lawn and planted beds, while the front garden remains low maintenance. Two off-road parking spaces at the rear complete the property, offering a practical home with the space and flexibility to update and personalise over time.

- Chain free
- End-terrace residence positioned down a quiet, residential road in the coastal village of Ormesby
- Suitable choice for first-time buyers, families or investors looking to renovate a property to make it their own
- Spacious living room filled with an abundance of natural light, effortlessly flowing into the dining area for relaxation and entertaining
- Kitchen fitted with units, a freestanding oven and under-counter areas for appliances, ready for modernisation
- Two double bedrooms offering comfort and privacy
- Bathroom comprising of a classic three-piece suite
- A large, private garden featuring a patio for seating arrangements, a maintained lawn and planted beds
- Low-maintenance front garden and two off-road parking spaces available at the rear
- Easy access to essential amenities and the scenic coastline





M&B

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Ormesby

Spruce Avenue is a residential road within the village of Ormesby St Margaret on the east Norfolk coast, forming part of an established neighbourhood on the western side of the village centre. The wider village provides a small selection of everyday amenities including convenience shops, takeaways, pubs and community services, centred mainly around the High Street and nearby village roads.

The coastline is a key feature of the area, with the sandy beaches at Hemsby located roughly 2 miles to the east. This provides easy access to the North Sea shoreline and coastal walks, while the surrounding countryside and the northern edge of the Norfolk Broads are also within short driving distance. The seaside town of Great Yarmouth lies around 5 miles to the south, offering a broader range of supermarkets, retail parks, leisure facilities and employment opportunities.

Education provision is close by, with Ormesby Village Infant School located on Spruce Avenue itself and Ormesby Village Junior School a short walk away on North Road. Hemsby Primary School is also nearby, while secondary education is typically served by schools in the surrounding area including Caister Academy in Caister-on-Sea and Flegg High Ormiston Academy in Martham.

Transport links reflect the village's coastal setting. Local bus routes connect Ormesby St Margaret with Great Yarmouth, Caister-on-Sea and other nearby villages. The nearest rail station is at Great Yarmouth, providing services to Norwich, where there are wider regional and national connections. Road access via the A149 coastal road and surrounding local routes allows travel along the Norfolk coast and inland toward the Broads and Norwich.



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Positioned along a quiet residential road in the coastal village of Ormesby, this chain-free end-terrace home offers a well-balanced setting with the potential to update and shape the property around your own style of living. The village location provides a relaxed coastal atmosphere, with open surroundings and the shoreline within easy reach, while still maintaining convenient access to nearby amenities and transport links.

A practical porch entrance provides space for coats, boots and outdoor wear before stepping through into the entrance hall, creating a useful transition from outside to inside. From here, the main living areas unfold into a spacious living room that benefits from generous natural light. The room offers a comfortable setting for everyday living, with enough space for a variety of furniture arrangements.

The living area flows directly into the dining space, creating an easy layout for both day-to-day life and hosting guests. The open connection between the rooms allows conversation and movement to flow naturally, whether enjoying quiet evenings at home or gathering around the table with friends and family.

The kitchen is fitted with a range of units, a freestanding oven and under-counter spaces for appliances. Functional as it stands, it also offers clear potential for modernisation, allowing future owners to update the layout, finishes and appliances to suit their own preferences and needs.



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Upstairs, the property offers two well-proportioned double bedrooms, each providing comfortable accommodation and privacy. The rooms allow space for wardrobes and additional furnishings while maintaining a calm and practical layout. A bathroom fitted with a classic three-piece suite completes the first floor.

Outside, the property continues to offer strong lifestyle appeal. The large private rear garden provides a generous outdoor setting that can be enjoyed throughout the year. A patio area offers space for seating or outdoor dining, while the maintained lawn creates room for recreation, gardening or simply enjoying the open air.

At the front of the property, a low-maintenance garden keeps the exterior neat and easy to care for, while two off-road parking spaces at the rear provide convenient parking for residents or visitors.

With its quiet setting, bright interior spaces and generous garden, this property offers an appealing opportunity for buyers looking to update a home and create a comfortable place to live within a coastal village setting. The chain-free position also allows for a more straightforward purchase process.

Agents Notes

Freehold

Connected to mains water, electricity and drainage.

Electric storage heaters.

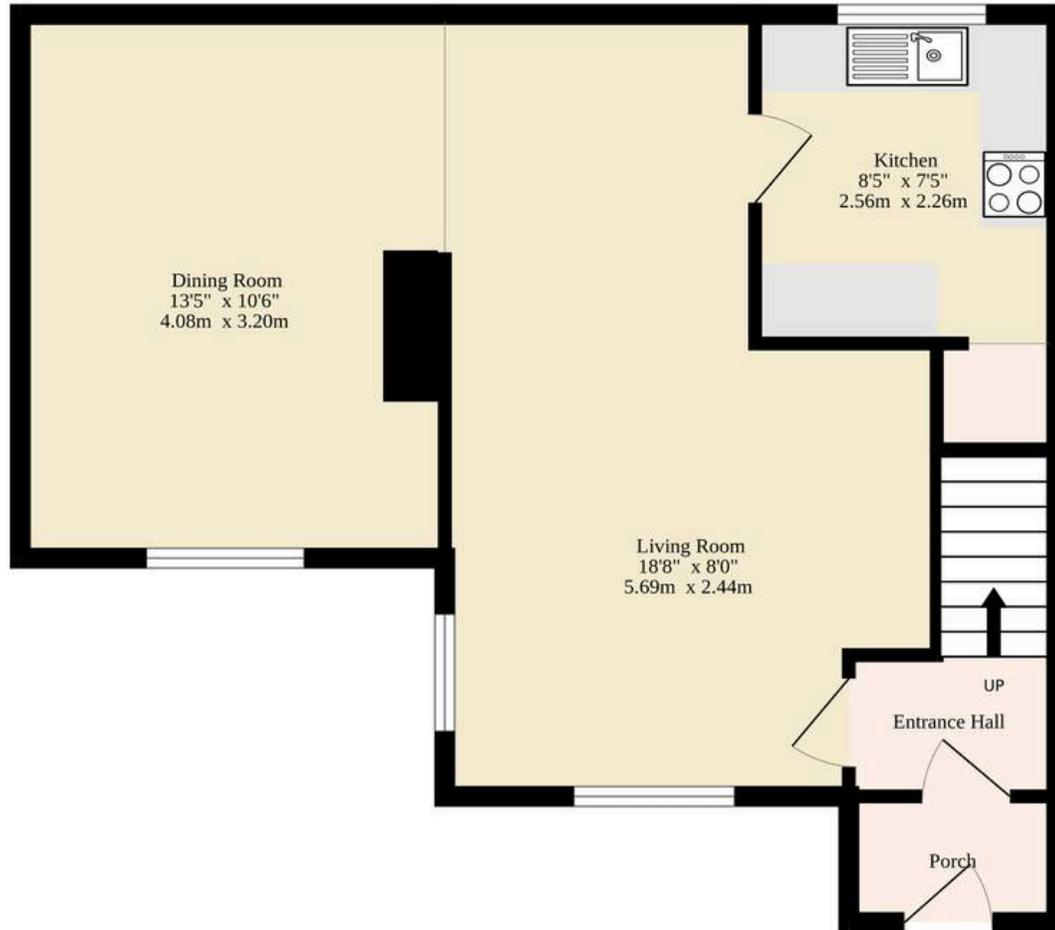
Please note that this property has a shared pathway.



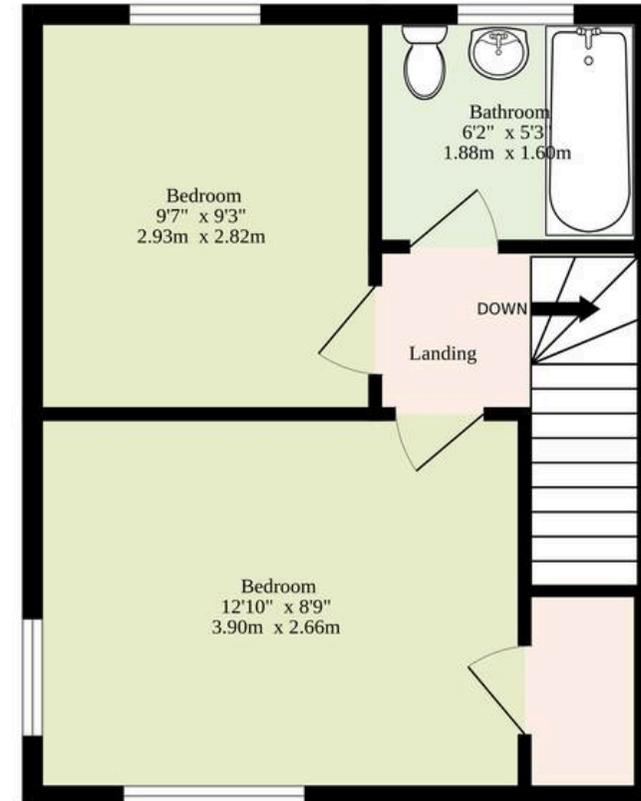
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC 

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Ground Floor
452 sq.ft. (42.0 sq.m.) approx.



1st Floor
211 sq.ft. (19.6 sq.m.) approx.



TOTAL FLOOR AREA : 663 sq.ft. (61.6 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*



Meet *Sarah*
Senior Property Consultant



Meet *James*
Property Consultant



Meet *Lauren*
Property Consultant

Minors & Brady
Your home, our market

 caister@minorsandbrady.co.uk

 01493 806188

 48 High Street, Caister-on-Sea, Great Yarmouth, NR30 5EH

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