



31 Barton Way, Ormesby

Great Yarmouth



Minors & Brady

31 Barton Way

Ormesby, Great Yarmouth

Set along a quiet residential road in the coastal village of Ormesby, this recently refurbished semi-detached home offers a smart, move-in-ready setting with a considered layout and a fresh, modern finish. Inside, the living spaces flow naturally from the light-filled sitting room with its wood burner, through to the dining area and out to the garden via sliding doors, creating an easy backdrop for everyday life. A brand-new Wren kitchen, three well-proportioned bedrooms and a newly fitted bathroom continue the home's clean, contemporary feel. Outside, the generous private garden, ample driveway parking and garage add further appeal, making this a well-rounded property in a sought-after coastal location.



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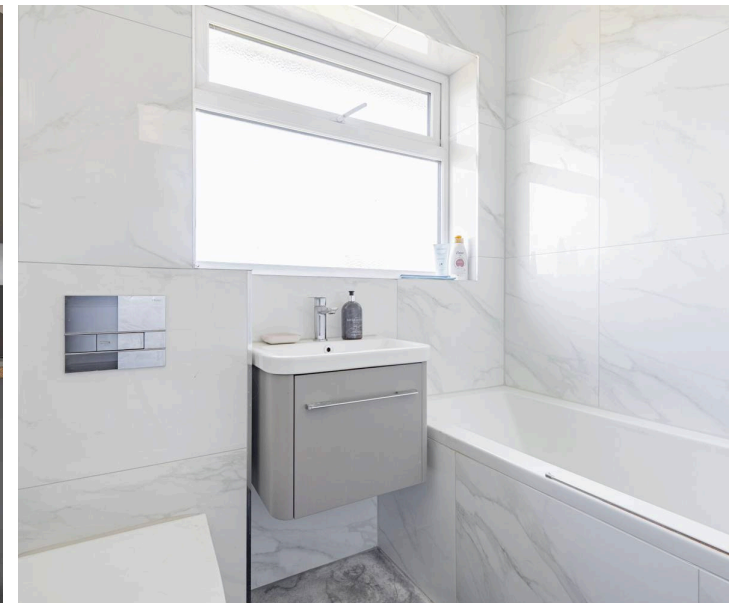
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Ormesby

Barton Way sits within a quiet residential part of Ormesby St Margaret, giving you a calm village setting with the coast only minutes away. The area has a steady, lived-in feel, neighbours who know each other, streets that stay peaceful, and everyday essentials close enough to keep life simple. The village centre offers practical amenities including a convenience store, takeaway options, a pub, and local services, while larger supermarkets such as Tesco in Caister, Sainsbury's in Great Yarmouth, and Asda in Great Yarmouth are all within a short drive.

Families have the advantage of Ormesby Village Infant School and Ormesby Village Junior School right in the village, keeping school runs straightforward. One of the biggest lifestyle perks is how quickly you can reach the coast, Hemsby and Winterton beaches are both close, making spontaneous walks, sea air, and open-space time part of normal life rather than a day trip. Transport links are practical too, with easy access to the A149 for routes toward Great Yarmouth and Norwich, plus regular local bus services. It's a location that suits anyone who wants village calm, coastal freedom, and everyday convenience without fuss.



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A beautifully updated semi-detached home set along a peaceful residential road in the coastal village of Ormesby, this property offers a refined, turn-key interior ideal for first-time buyers, growing families or those seeking a reliable investment. Recently refurbished throughout, it blends modern comfort with an easy, lifestyle-led layout that feels instantly welcoming.

The home opens with a practical porch entrance and a neatly positioned WC, setting the tone for the thoughtful design found throughout. Brand-new flooring runs across the ground floor, drawing you into a bright and generous living room where natural light and a wood-burning stove create a calm, inviting atmosphere. This space flows seamlessly into the dining room, forming a sociable hub for everyday living and relaxed entertaining. Sliding doors extend the room out to the garden, encouraging an effortless indoor-outdoor rhythm during the warmer months.

The newly installed Wren kitchen brings a clean, contemporary finish, fitted with quality cabinetry, integrated appliances and dedicated space for laundry needs. It is a well-considered workspace that complements the home's modern feel.



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Upstairs, three well-proportioned bedrooms offer comfortable accommodation, with two featuring built-in storage. The brand-new bathroom suite provides a fresh, understated space with a bathtub, basin and WC.

The rear garden is a standout feature: a generous, private plot with a patio for outdoor seating, a well-kept lawn and a timber shed for additional storage. To the front, a large driveway offers ample off-road parking, accompanied by a garage suited to storage or hobby use.

This is a home that has been thoughtfully finished and carefully prepared for its next chapter, an appealing opportunity in a sought-after coastal setting.

Agents Notes

Freehold

Connected to mains water, electricity and drainage.

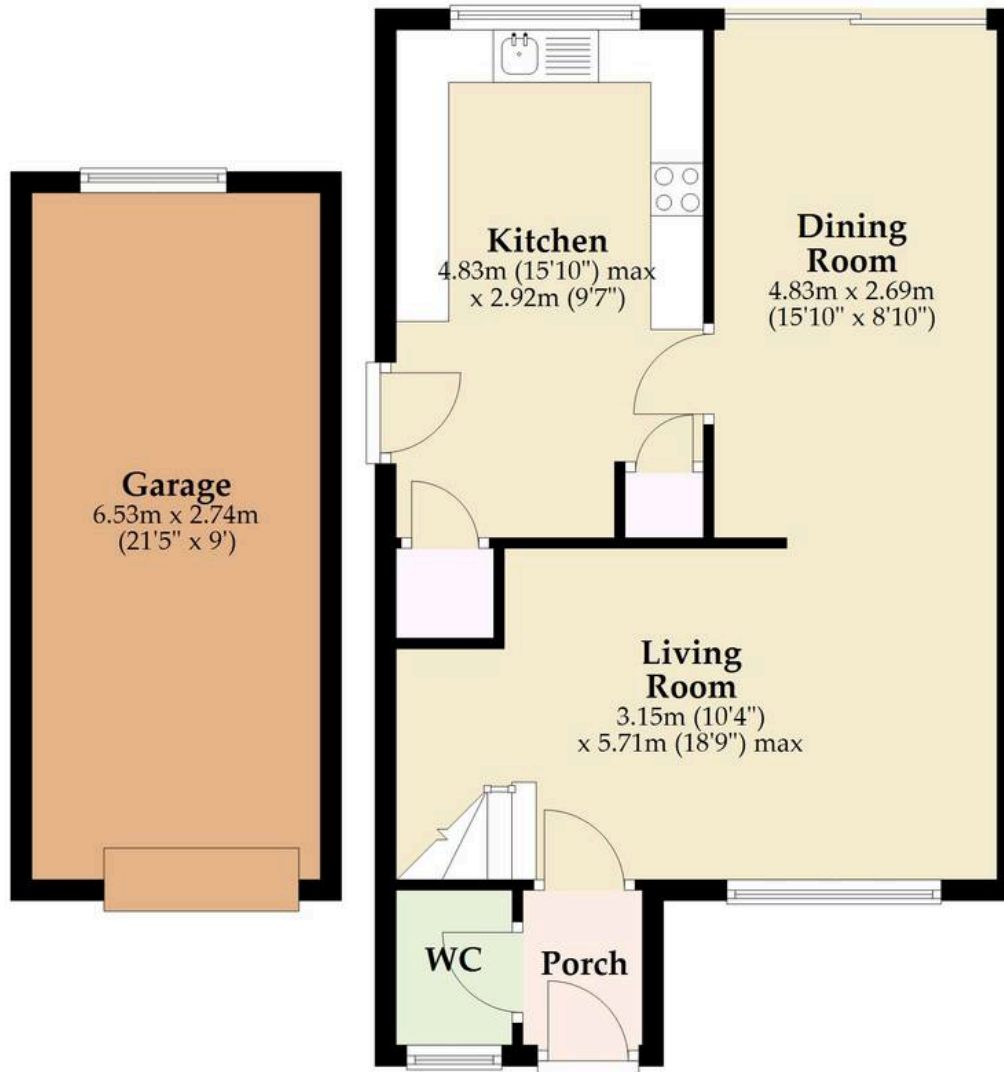
Oil central heating.



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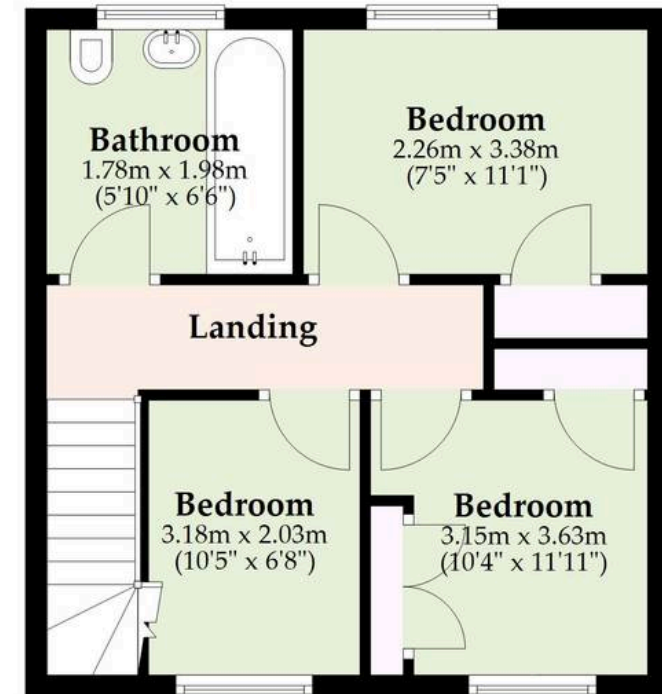
Ground Floor

Approx. 67.7 sq. metres (728.9 sq. feet)



First Floor

Approx. 38.5 sq. metres (414.3 sq. feet)



Total area: approx. 106.2 sq. metres (1143.3 sq. feet)

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.

Plan produced using PlanUp.

Dreaming of this home? Let's make it a *reality*.



Meet *Sarah*
Senior Property Consultant



Meet *Dan*
Branch Partner



Meet *Lauren*
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