



22 Manor Way, Ormesby

Great Yarmouth



Minors & Brady

22 Manor Way

Ormesby, Great Yarmouth

Life in Ormesby offers the perfect balance of village charm and practical living, and this semi-detached home reflects that beautifully. From the welcoming entrance hall to the light-filled living room with a feature fireplace, each space feels inviting and adaptable to your daily routines. A conservatory extends the reception area, overlooking a private garden with a patio, while the flexible third bedroom provides options for a home office, nursery, or dressing room. Outside, a paved driveway and carport provide convenient off-road parking, and the home's location keeps local amenities and the Norfolk coast within easy reach, making it a versatile choice for first-time buyers, small families, or investors.



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- Offered chain free
- Semi-detached residence located down a residential road in the coastal village of Ormesby, Norfolk
- Suitable option for first-time buyers, small families or investors, looking for a well-presented home
- Kitchen fitted with units, a sink/drain unit, a freestanding oven, plumbing for a washing machine and areas for your own appliances
- Spacious, light-filled living room with a feature brick fireplace, inviting relaxation and entertaining
- Sliding doors into a conservatory that extends the reception space, offering views of the garden
- Three bedrooms, one of which is a flexible third bedroom that can be used as a home office, nursery or a dressing room
- Bathroom comprising of a classic three-piece suite, including an L-shaped bathtub
- A private garden with a patio for seating arrangements, alongside a timber shed for storing garden equipment
- A paved driveway leading down to a carport, providing off-road parking for multiple vehicles



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Ormesby

Manor Way is located in the peaceful coastal village of Ormesby in Norfolk, offering a blend of quiet village living with convenient access to the coast and surrounding towns. Nearby green spaces and paths make it easy to enjoy walking or cycling. Local amenities are within easy reach: Scratby, just a short drive away, offers a Co-op for groceries and essentials, while Caister-on-Sea provides larger options including a Sainsbury's and a Morrisons for more extensive shopping needs.

Families are well served with nearby Ormesby Village Infant School and Ormesby Village Junior School, with secondary schools in Caister-on-Sea or Great Yarmouth accessible by a short drive. Public transport is available via local bus routes connecting to Great Yarmouth and other nearby towns, and main roads make commuting to Norwich and other parts of Norfolk straightforward. Manor Way suits those who value a coastal and community-focused lifestyle, with easy access to beaches, countryside walks, and local facilities without compromising on peace and quiet.



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Located on a quiet residential road in the coastal village of Ormesby, Norfolk, this semi-detached home presents a well-presented and versatile living environment, suitable for first-time buyers, small families, or investors. A porch entrance leads into a bright and welcoming hallway, creating an inviting first impression.

The living room is spacious and filled with natural light, with a feature brick fireplace providing a focal point and a sense of character. Sliding doors open into a conservatory, extending the reception space and offering views over the private rear garden. The light-filled area provides flexibility for relaxation or entertaining, with a seamless connection between indoor and outdoor spaces.

The kitchen has been fitted with practical units and features a sink with drainer, a freestanding oven, plumbing for a washing machine, and space for additional appliances. Functional yet adaptable, it provides a comfortable environment for daily routines.

Upstairs, there are three bedrooms, including a third room that can be used as a home office, nursery, or dressing room, adding to the property's flexibility. A bathroom with a classic three-piece suite, including an L-shaped bathtub, serves the first floor, providing a practical and well-arranged space.

Outside, the property features a private garden with a patio area, ideal for seating and outdoor enjoyment. A timber shed offers storage for garden tools and equipment.

A paved driveway leads down to a carport, providing off-road parking for multiple vehicles. The outdoor spaces are well-maintained and complement the home's practical layout.

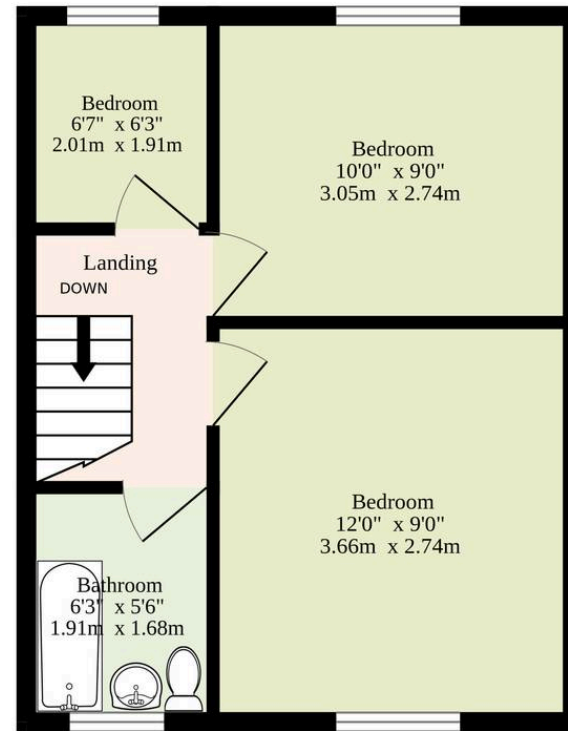
This home offers a straightforward, well-presented living space with flexible accommodation and a manageable garden, suitable for a range of buyers.



Ground Floor
434 sq.ft. (40.3 sq.m.) approx.



1st Floor
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA : 771 sq.ft. (71.6 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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Meet *Sarah*
Senior Property Consultant



Meet *Dan*
Branch Partner



Meet *Lauren*
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