



194 Ormesby Road, Badersfield

Norwich



Minors & Brady

194 Ormesby Road

Badersfield, Norwich

This spacious and very well-presented first-floor flat offers an excellent opportunity for first-time buyers, with a comfortable, well-arranged layout in an attractive, peaceful setting. Positioned within an enviable location and enjoying pleasant views across open fields, the property delivers a sense of openness that is not often found with similar homes. The combination of generous room sizes, natural light, and a practical layout makes it well-suited to both everyday living and longer-term ownership.

With well-maintained communal surroundings, allocated parking, and a welcoming overall feel, this is a property that is ready to move into and enjoy.



M&B

194 Ormesby Road

Badersfield, Norwich

- Spacious and very well presented first floor flat, ideal for first time buyers
- Impressive open plan kitchen and dining space with attractive field views
- Bright double aspect lounge providing excellent natural light throughout the day
- Two well proportioned double bedrooms, both offering comfortable accommodation
- Beautiful outlook to surrounding greenery, enhancing the overall setting
- One allocated parking space along with additional communal parking available
- Well maintained communal gardens providing pleasant outdoor space
- Convenient and enviable location with good access to local amenities and transport links

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



M&B

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Location

Located within the residential area of Badersfield, Ormesby Road offers a practical setting with a range of local amenities close by. The village benefits from everyday essentials including a convenience shop, schooling, and community facilities, while the nearby market town of Aylsham provides a wider selection of supermarkets, independent shops, cafés, and services. The area is well positioned for access to Norwich, with regular transport links and road connections making it suitable for commuters.

Surrounded by open countryside, the location also offers opportunities for walking and outdoor activities, adding to its overall appeal.

Ormesby Road

Stepping inside, a central hallway provides access to all rooms, creating a natural and easy flow throughout the property. The lounge is a particularly bright and inviting space, benefitting from a double aspect which allows for an abundance of natural light to fill the room throughout the day. This creates a comfortable and versatile living area, ideal for relaxing or hosting.



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The kitchen and dining area form a key focal point of the home, arranged in an open plan style and enjoying attractive views across the surrounding fields. This space is both practical and sociable, offering ample room for dining alongside a well arranged kitchen layout with good storage and worktop space, making it ideal for both everyday use and entertaining.

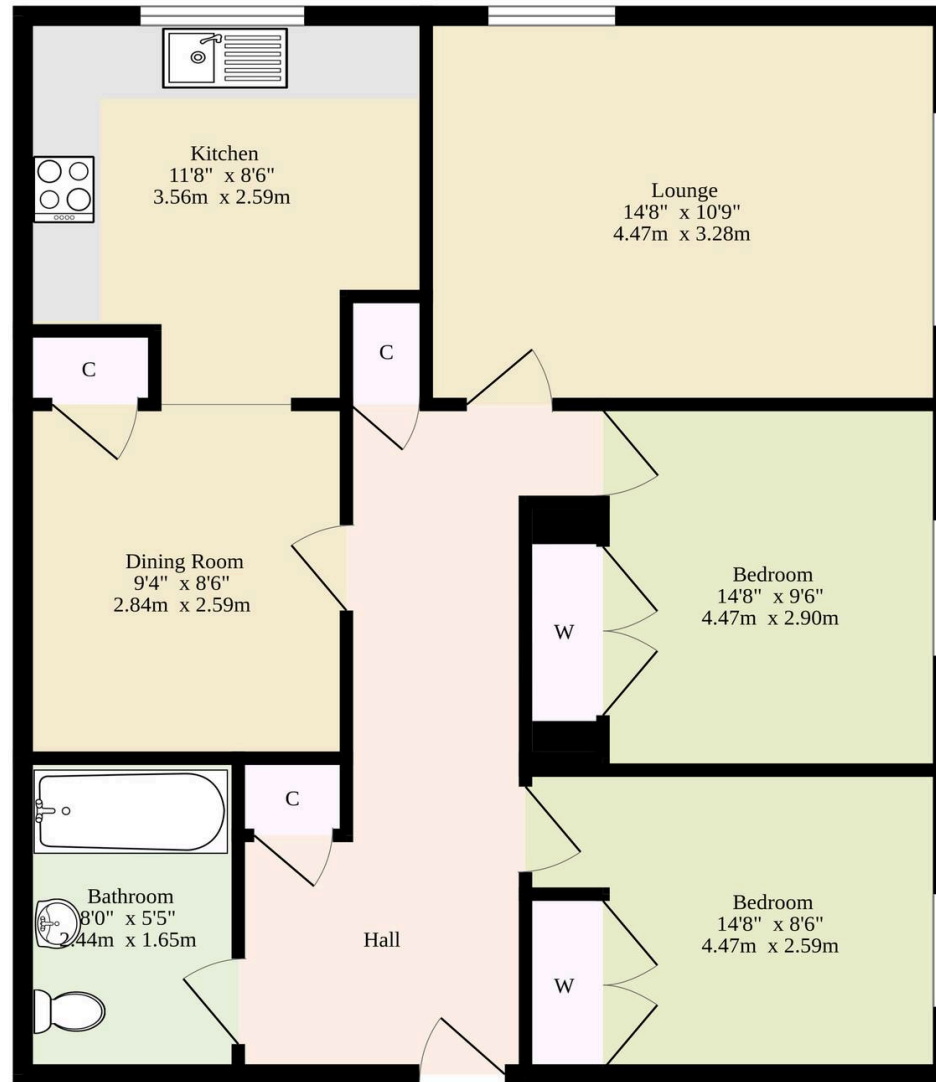
The property offers two well proportioned double bedrooms, each providing comfortable accommodation with space for furnishings. Both rooms are well presented and adaptable, suitable for use as bedrooms, guest space, or a home office depending on individual needs. These are served by a bathroom fitted with a bath, wash basin, and WC, completing the internal accommodation.

Externally, the property continues to impress with well kept communal gardens, providing a pleasant outdoor environment for residents. There is also the benefit of one allocated parking space, along with additional communal parking available for visitors. Overall, this is a well balanced and appealing home, offering space, light, and a desirable setting, making it an excellent choice for those stepping onto the property ladder or seeking a low maintenance home.



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Ground Floor
770 sq.ft. (71.5 sq.m.) approx.



TOTAL FLOOR AREA : 770 sq.ft. (71.5 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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Minors & Brady
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