



54 Pascoe Drive, Ormesby

Great Yarmouth



Minors & Brady

## 54 Pascoe Drive

Ormesby, Great Yarmouth

Ormesby has a way of slowing the day down, and this modern detached home sits comfortably within that easy coastal rhythm. Built in 2019 and beautifully maintained, it offers a bright, welcoming setting with a layout that feels effortless to live in. Light-filled spaces, a flexible second reception room and a contemporary kitchen opening to the garden create a home that suits both relaxed everyday living and the natural ebb and flow of family life. Upstairs, well-proportioned bedrooms include a private principal suite, while outside, the landscaped garden, driveway and detached garage provide everything needed for practical, comfortable living. Altogether, it's a home that offers modern simplicity in a village setting close to the coast.



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- Built in 2019, this detached residence sits on a residential development within the coastal village of Ormesby
- Immaculate presentation throughout, creating a beautiful family home that can easily adapt to your lifestyle preferences and interior style
- Comfortable living room with a large front-facing window that draws in the natural light, inviting relaxation and entertaining
- Flexible reception room that is currently a formal dining room, with the option to have a home office, a playroom for children or an additional bedroom
- At the core of the home lies a 20ft kitchen/dining room equipped with stylish Green cabinetry, a full-range of integrated appliances and French doors that open out to the garden
- Functional utility room for laundry appliances and a convenient WC
- Four bedrooms, one of which is a principal bedroom complemented by built-in storage and a private en-suite shower room
- Family bathroom comprising of a modern three-piece suite
- A private, landscaped garden featuring a patio for seating arrangements, a laid to lawn, established beds and side access into the garage
- A brick-weave driveway providing off-road parking and a detached garage for storage/workshop use

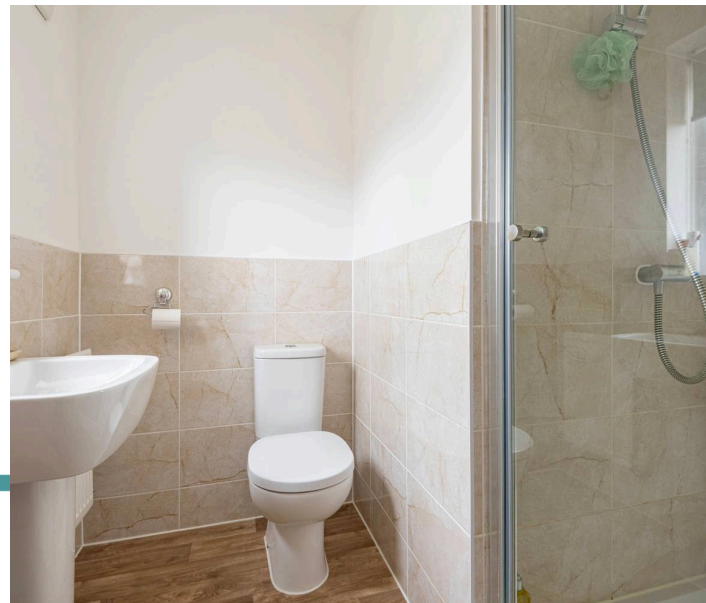


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Ormesby, Great Yarmouth

## Ormesby

Pascoe Drive sits in the quiet coastal village of Ormesby, a place that offers countryside calm with easy access to the Norfolk coastline. The area has a relaxed, residential feel, with open green spaces nearby and the beach only a short drive away. Day-to-day essentials are close at hand: Ormesby has local shops, cafés and takeaways, while the nearest larger supermarkets include Tesco Extra in Caister-on-Sea and Lidl and Asda in Great Yarmouth. Families have several schools within reach, such as Ormesby Village Infant and Junior Schools, and Flegg High Ormiston Academy in Martham for secondary education. Transport links are straightforward, with regular bus routes connecting the village to Great Yarmouth and Norwich, making commuting or weekend trips simple. Life here tends to revolve around the outdoors, coastal walks, village pubs, and a slower pace that appeals to anyone wanting space without feeling cut off.



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The entrance hall is bright and uplifting, setting a welcoming tone from the moment you step inside. To the front of the house, the living room provides a comfortable and inviting space, enhanced by a large window that fills the room with natural light. It is a setting well suited to relaxed evenings, weekend gatherings or simply enjoying a quiet moment.

A second reception room offers valuable versatility. Currently arranged as a formal dining room, it can easily transition into a home office, a playroom or an additional bedroom, depending on the lifestyle of the household. This sense of choice is a key feature throughout the home.

The kitchen and dining area form the central hub of the property. Finished with stylish green cabinetry and a full range of integrated appliances, it is designed for both practicality and visual appeal. French doors open directly onto the garden, encouraging an easy connection between indoor and outdoor living. A separate utility room keeps household tasks neatly organised, and a ground-floor WC adds further convenience.

Upstairs, four bedrooms provide well-proportioned accommodation. The principal bedroom includes built-in storage and a private en-suite shower room. The remaining bedrooms are ideal for family, guests or hobbies, supported by a modern family bathroom with a clean, contemporary finish.



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The rear garden has been thoughtfully landscaped to create an enjoyable outdoor setting. A patio provides space for seating and dining, while the lawn and established planting offer greenery and interest throughout the year. Side access leads to the detached garage, suitable for storage or workshop use, and the brick-weave driveway provides off-road parking.

Its immaculate condition and adaptable design make it an appealing choice for a wide range of buyers looking for a property they can move into and enjoy from day one.

### Agents Notes

Freehold


Connected to mains water, electricity, gas and drainage.

Gas central heating system.

Maintenance fee: £154 per year.

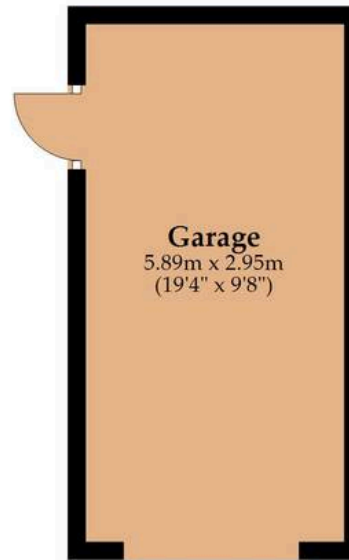


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		<b>93</b>
(81-91)	<b>B</b>	<b>83</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>			

EU Directive 2002/91/EC 

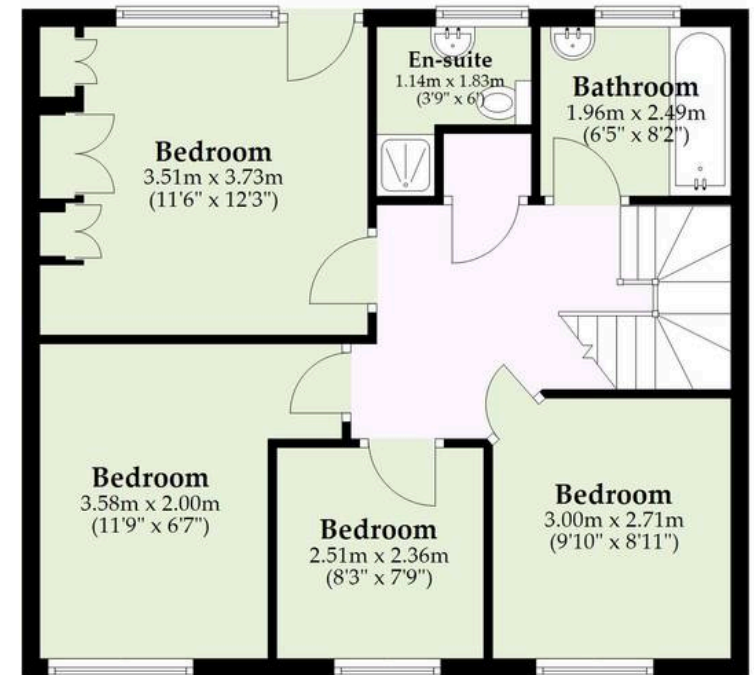
### Ground Floor

Approx. 73.8 sq. metres (794.7 sq. feet)



### First Floor

Approx. 57.5 sq. metres (619.1 sq. feet)



Total area: approx. 131.3 sq. metres (1413.8 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*.



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Property Consultant

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