



30 Spruce Avenue, Ormesby

Great Yarmouth



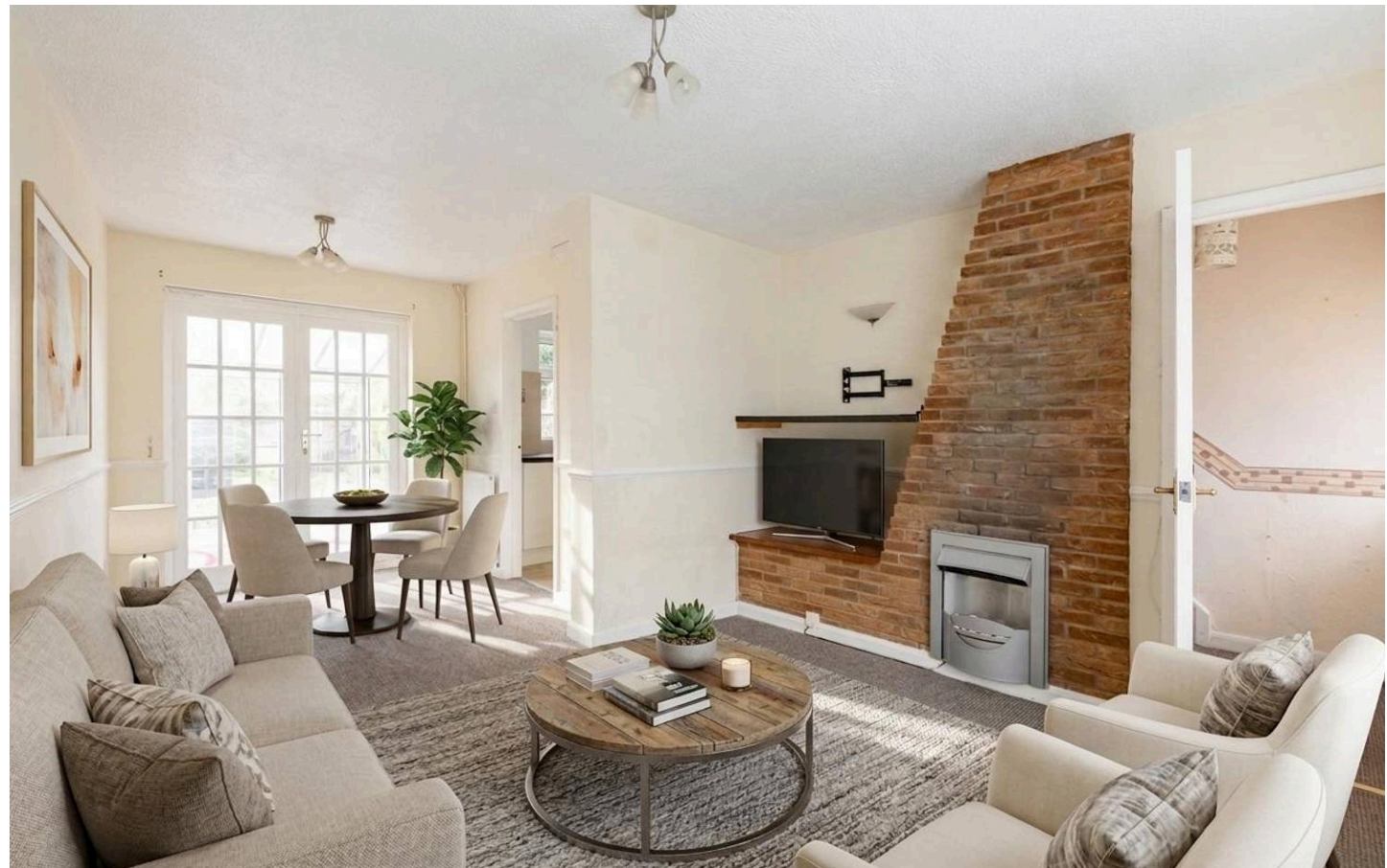
Minors & Brady

# 30 Spruce Avenue

Ormesby, Great Yarmouth

A home that invites an easy, village-centred way of living, this chain-free property in Ormesby St Margaret offers a relaxed and practical base within walking distance of everyday essentials. Inside, the layout flows naturally from a generous living and dining space into a bright sunroom and a neatly arranged kitchen, creating a comfortable setting for both quiet evenings and casual entertaining. Two double bedrooms and a well-presented bathroom provide calm, functional accommodation, while outside a private, low-maintenance garden and off-road parking add to the sense of convenience. Well kept and ready to move into, it's an appealing opportunity for first-time buyers or those seeking a straightforward investment in a consistently popular village.

- Chain-free village home in a consistently sought-after Ormesby St Margaret setting
- Ideal first-time purchase or investment opportunity
- Spacious dual-purpose living and dining room with character features
- Bright sunroom creating an additional relaxing or entertaining space
- Well-arranged kitchen with modern cabinetry and room for appliances
- Two comfortable double bedrooms, including a main bedroom with built-in storage
- Well-presented family bathroom with a three-piece suite
- Private, low-maintenance rear garden with rear access
- Off-road parking for at least two vehicles



# 30 Spruce Avenue

Ormesby, Great Yarmouth

## Ormesby

Spruce Avenue sits in a quiet residential pocket of Ormesby St Margaret, a well-kept village just a few miles inland from the Norfolk coast. The setting feels open and relaxed, with tree-lined streets, easy walking routes, and that classic Broadland mix of village calm and coastal energy. The nearest beaches, Caister-on-Sea and Hemsby, are roughly a 10–15 minute drive, close enough for spontaneous evening walks or weekend swims without the bustle of living directly on the seafront.

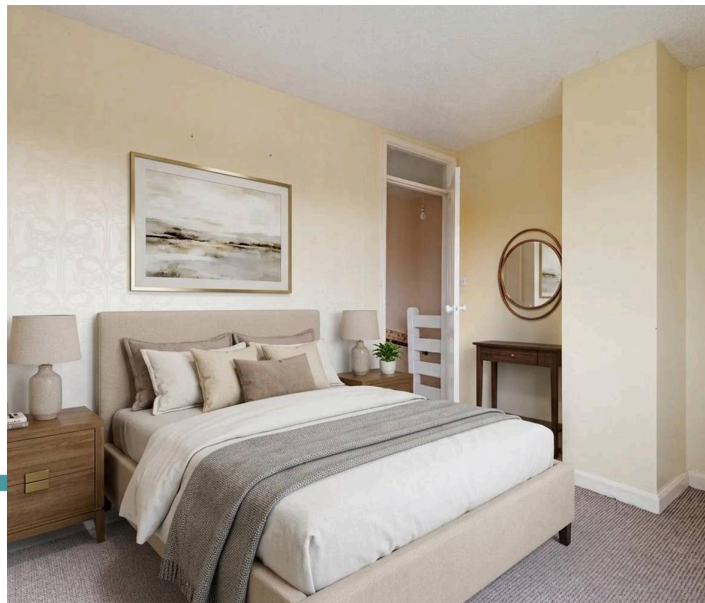
Day-to-day needs are covered locally: Ormesby has a convenience store, a post office, takeaways, pubs, and a garden centre. For bigger food shops, the closest supermarkets are Tesco Superstore in Caister-on-Sea, Lidl in Caister, and Asda Great Yarmouth. They're all within a short drive, so errands stay quick and predictable.

Families tend to appreciate the education options nearby. Ormesby Village Infant School and Ormesby Village Junior School are the closest, with Flegg High Ormiston Academy in Martham serving older students. These are all straightforward to reach without long commutes.

Transport links are practical for a village setting. Regular bus routes connect Ormesby to Great Yarmouth and Norwich, giving access to rail services, larger shopping areas, and employment hubs. Road links via the A149 make travel around the coast and into the Broads simple, whether for work or weekend exploring.

The lifestyle here leans toward outdoorsy, steady, and community-focused. You're close to beaches, nature reserves, and the waterways of the Norfolk Broads, so paddleboarding, dog-walking, cycling, and wildlife-spotting all slot naturally into the week. Spruce Avenue offers a base that feels peaceful without being cut off, with the coast, countryside, and essentials all comfortably within reach.

M&B



# 30 Spruce Avenue

Ormesby, Great Yarmouth

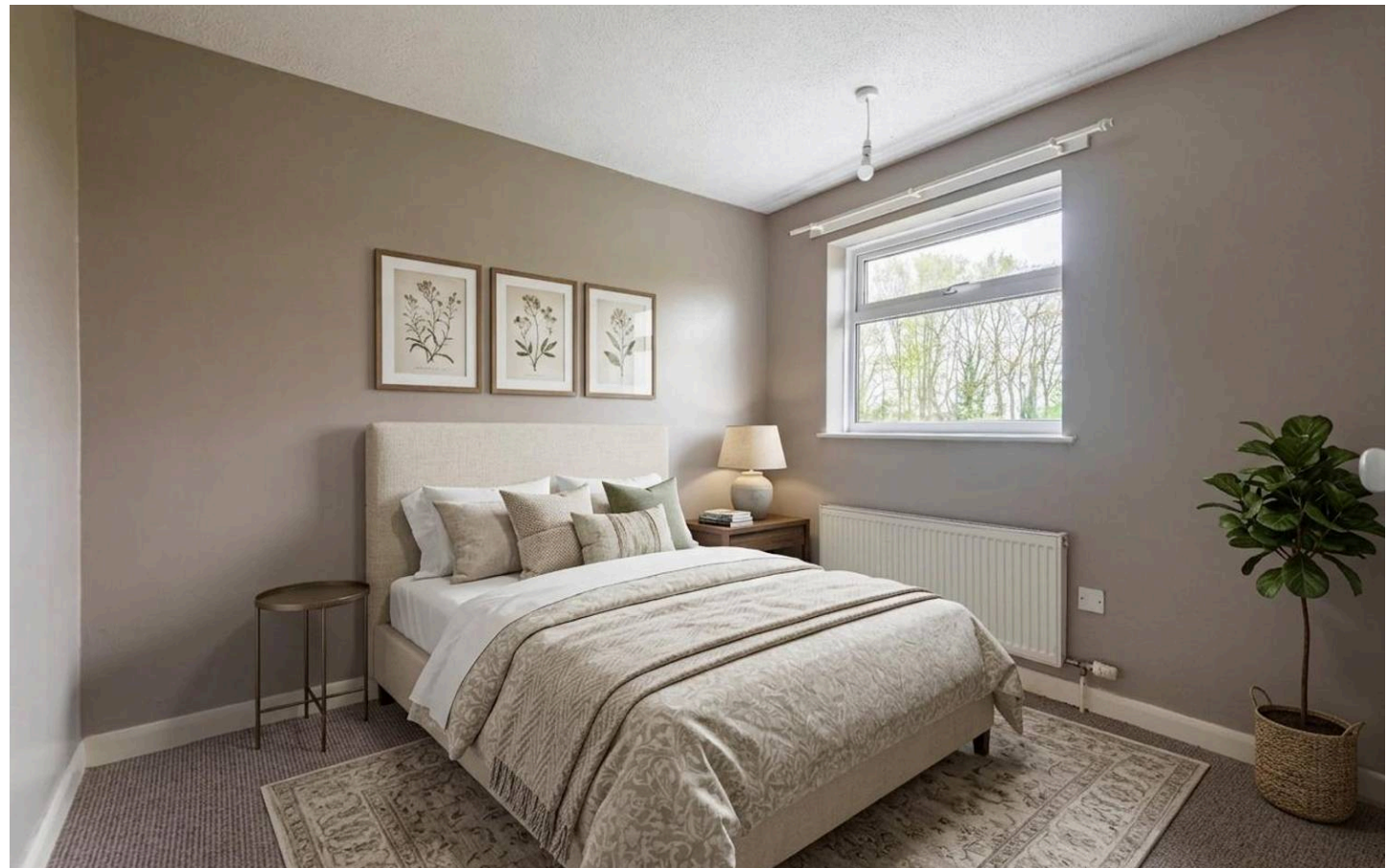
Set within the ever-popular village of Ormesby St Margaret, this chain-free home offers an appealing blend of comfort, convenience and easy living, an ideal choice for first-time buyers or those seeking a well-kept, low-maintenance property in a friendly coastal community.

The heart of the home is a generous living and dining space, a welcoming room with an exposed brick chimney adding character and warmth. From here, double doors open into a bright sunroom, creating a natural flow out towards the garden and offering an inviting spot to unwind throughout the seasons.

The kitchen is neatly arranged with modern cabinetry and space for essential appliances, providing a practical and efficient area for everyday cooking.

Upstairs, two well-proportioned double bedrooms offer peaceful retreats, with the main bedroom benefitting from built-in storage and additional wardrobes. A family bathroom completes the accommodation, presented in a clean, functional style.

Outside, the property continues to impress. The front garden is well tended, while the private rear garden offers a low-maintenance space ideal for outdoor dining, planting or simply enjoying the fresh Norfolk air.



M&B

# 30 Spruce Avenue

Ormesby, Great Yarmouth

Off-road parking for at least two vehicles adds further convenience.

With local shops, schools and village amenities just a short walk away, this is a home that supports an easy, well-connected lifestyle. Whether you're stepping onto the property ladder or seeking a reliable investment, it presents a straightforward, appealing opportunity in a sought-after location.

## Agents Notes

Freehold

Connected to mains water and electricity.

Oil central heating.

Please be aware that the images have been AI-staged to showcase the furniture in the rooms. We recommend visiting the property in person to fully evaluate the space and its features.



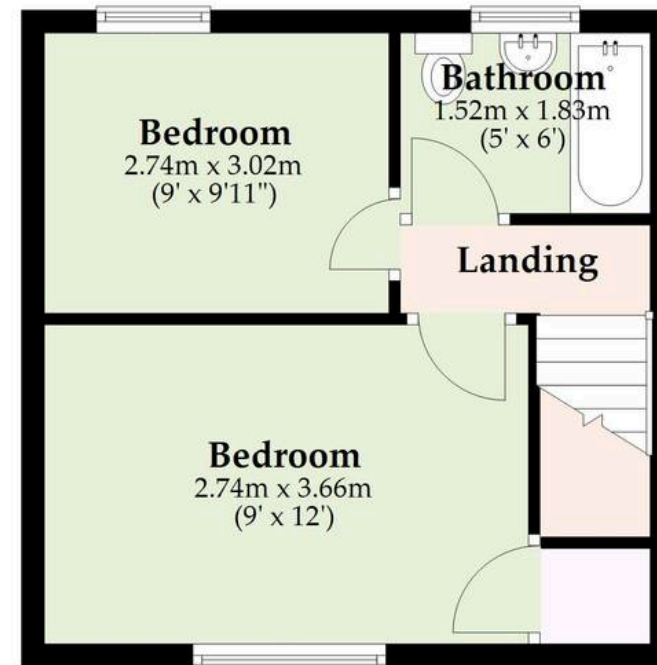
## Ground Floor

Approx. 46.7 sq. metres (502.8 sq. feet)



## First Floor

Approx. 26.8 sq. metres (288.3 sq. feet)



Total area: approx. 73.5 sq. metres (791.1 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*  
Property Consultant

Minors & Brady  
*Your home, our market*

 [caister@minorsandbrady.co.uk](mailto:caister@minorsandbrady.co.uk)

 01493 806188

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

CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



## How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



**Matt Waters**  
Director and  
Principal



**Victoria Payne**  
Mortgage and  
Protection Advisor

Offering you quick and professional mortgage advice every step of the way.

T: 01603 210378  
E: [enquiries@norfolk-mortgages.co.uk](mailto:enquiries@norfolk-mortgages.co.uk)