



17 West Road, Ormesby

Great Yarmouth



Minors & Brady

17 West Road

Ormesby, Great Yarmouth

This substantial and beautifully presented 1920s detached residence offers over 2,500 sqft of versatile accommodation, perfectly suited to modern family life while retaining an abundance of original character and charm. Positioned on a private road within the highly sought-after village of Ormesby St Margaret, the property combines generous proportions, elegant period features, and a thoughtfully extended layout that provides both practicality and flexibility.

From the striking stained-glass solid-oak entrance door to the bay windows, original internal doors, and open fireplaces, the home has been carefully maintained to preserve its character while creating a warm and welcoming family environment.



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- Substantial extended 1920s detached residence positioned on a private road in the sought-after village of Ormesby St Margaret
- Over 2,500 sqft of versatile accommodation with six bedrooms and five reception rooms, ideal for growing families
- Beautiful character home showcasing original features including stained glass solid oak entrance door, bay windows, open fireplaces, and original internal doors
- Generous sitting room, distinctive snug, formal dining room, study, garden room, and boot room offering exceptional flexibility throughout
- Hand-built kitchen centred around a traditional Aga, complemented by a separate pantry and practical utility space
- Impressive principal bedroom with ensuite, alongside five further bedrooms and well-appointed family bathroom facilities
- Large double garage with excellent storage and driveway parking for up to four vehicles
- Attractive wrap-around gardens providing private outdoor space for entertaining, relaxing, and family enjoyment

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



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Location

Situated in the village of Ormesby, West Road enjoys a convenient setting within easy reach of both the Norfolk Broads and the East Norfolk coastline. Ormesby offers a selection of everyday amenities including local shops, schooling, and places to eat, while nearby Great Yarmouth provides a wider range of supermarkets, retail outlets, leisure facilities, and healthcare services. The area is well connected by road links to surrounding villages, Norwich, and the coast, making it practical for both commuting and day-to-day living.

The nearby beaches at Caister-on-Sea and Winterton, along with scenic countryside walks and access to the Broads, add strong lifestyle appeal to the location, offering plenty of opportunities to enjoy the outdoors throughout the year.

West Road

Stepping inside, the entrance hall sets the tone for the rest of the property, leading through to a superb selection of reception spaces. The generous sitting room is a standout area, filled with natural light and centred around a feature fireplace, creating an inviting space for both everyday living and entertaining. A separate snug offers a more relaxed space, while the formal dining room provides an ideal setting for hosting family meals and special occasions.

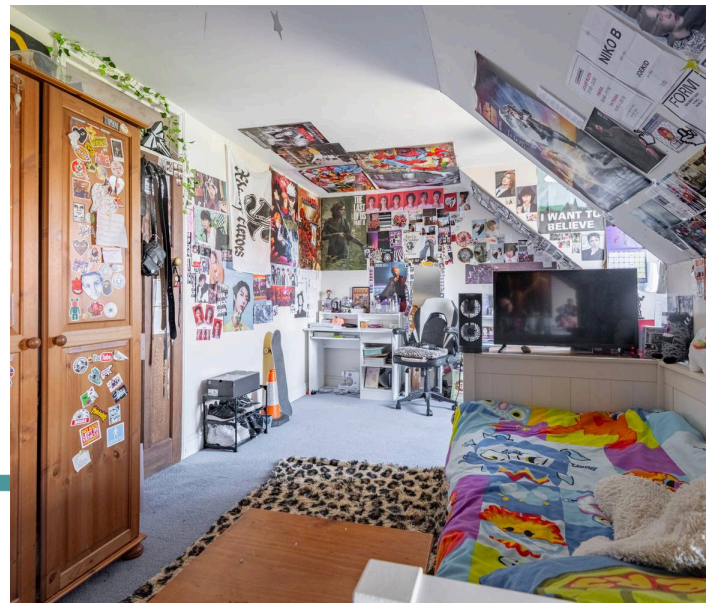


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The hand-built kitchen is full of charm and practicality, complete with a traditional Aga, excellent storage, and access to a separate pantry. Beyond this, the useful boot room leads through to a bright garden room overlooking the rear garden, offering yet another flexible reception area. A dedicated study provides the perfect work-from-home space, while the large double garage adds further practicality and excellent storage. Upstairs, the property continues to impress with six well-proportioned bedrooms, offering flexibility for larger families, guests, or additional home office space if required. The principal bedroom enjoys generous proportions along with its own ensuite, while the remaining bedrooms are served by a well-appointed family bathroom and additional cloakroom facilities. The layout allows every room to feel spacious and well connected, making the home as functional as it is attractive.

Externally, the wrap-around gardens create a wonderful outdoor setting, providing privacy, mature planting, and plenty of space for children to play, outdoor dining, and entertaining throughout the warmer months. The driveway offers off-road parking for up to four vehicles and leads to the substantial double garage. Positioned within easy reach of local amenities, well-regarded schools, and the nearby Norfolk coastline, this is an exceptional family home in one of the area's most desirable village locations.



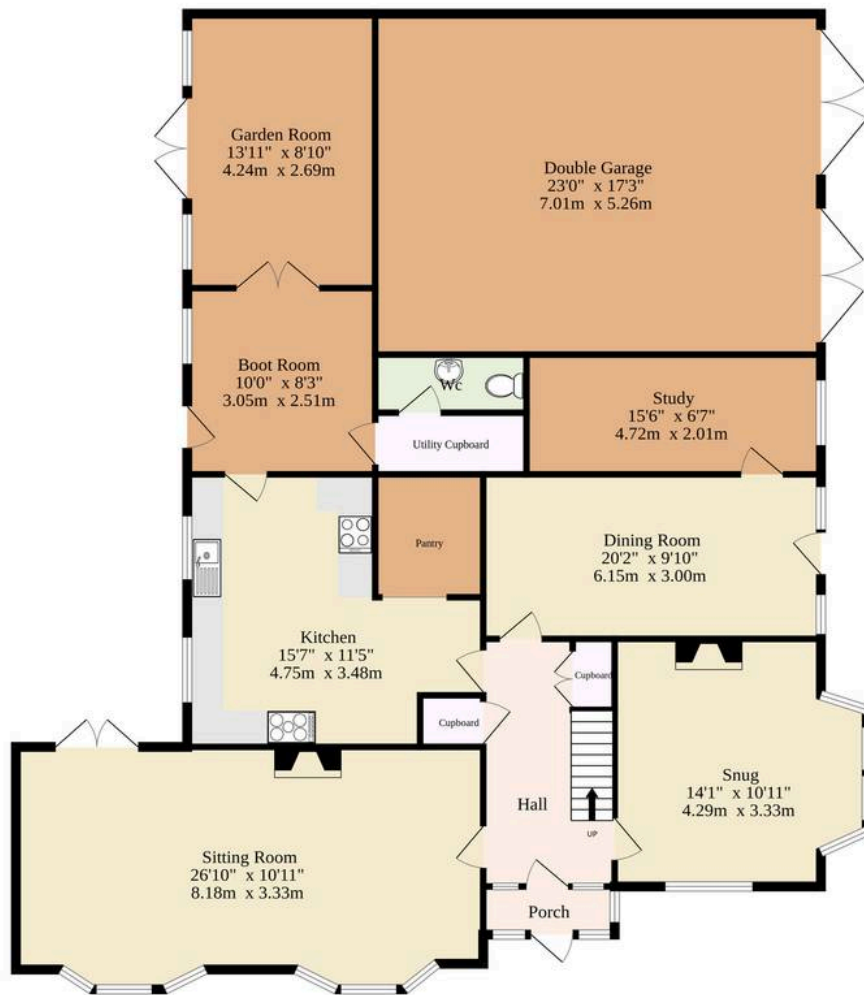
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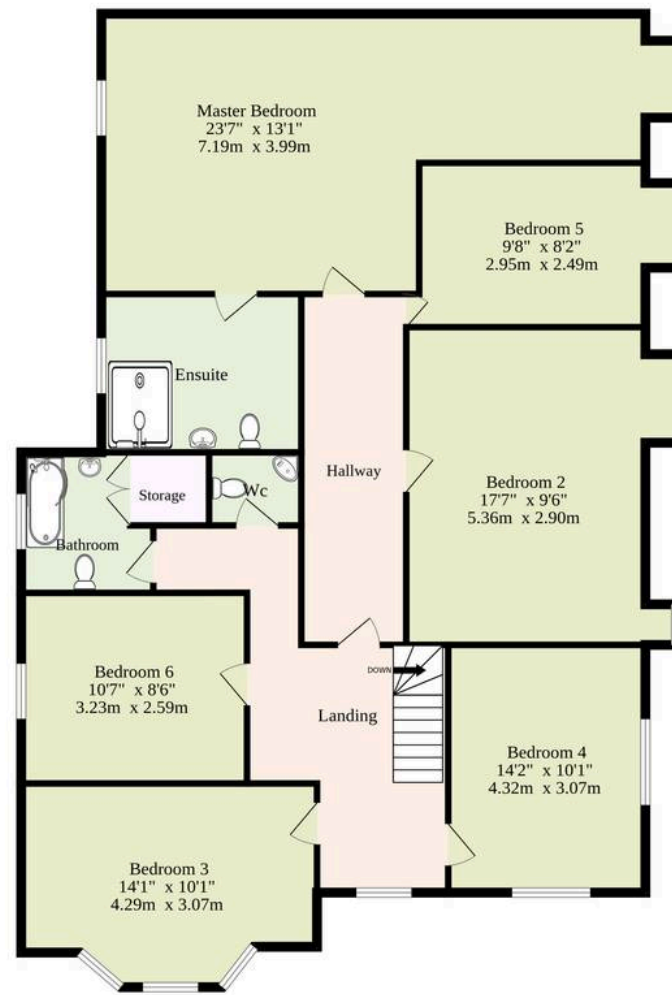
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Ground Floor
1579 sq.ft. (146.7 sq.m.) approx.



1st Floor
938 sq.ft. (87.1 sq.m.) approx.



Sqft Excls Porch, Landing, Bathroom, Wc And Ensuite

TOTAL FLOOR AREA : 2517 sq.ft. (233.8 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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Senior Property Consultant



Meet *Dan*
Branch Partner



Meet *Lauren*
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