

2 Tillett Close, Ormesby

Minors & Brady

2 Tillett Close

Ormesby, Great Yarmouth

An exceptionally well-presented detached home in the heart of sought-after Ormesby, offering stylish accommodation, versatile living space and a fantastic garden designed for modern family life. Beautifully maintained both inside and out, the property boasts excellent kerb appeal and a generous footprint that provides flexibility for a variety of buyers. Spacious reception rooms, a well-appointed kitchen and three comfortable bedrooms combine to create a home that is ready to enjoy from day one. Outside, the landscaped gardens offer the perfect balance of relaxation and entertaining space, enhanced by a unique garden bar. With ample parking, attractive surroundings and a high standard of presentation throughout, this is a property that effortlessly blends comfort, practicality and lifestyle appeal.

- Beautifully presented three-bedroom detached family home
- Situated within the highly sought-after Broadland village of Ormesby
- Spacious dual-aspect lounge with bay window and garden access
- Stylish fitted kitchen with integrated appliances and dining space
- Practical utility room offering additional storage and workspace
- Versatile dining room converted from the former garage
- Principal bedroom benefiting from a private en-suite shower room
- Modern gas-fired central heating with updated boiler
- Generous enclosed rear garden with patio, decking and garden bar
- Excellent kerb appeal with lawned gardens and ample private parking

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The Location

Situated within the popular village of Ormesby St Margaret, this location offers an excellent blend of coastal living, village charm and everyday convenience. The village enjoys a peaceful residential atmosphere while remaining within easy reach of both the Norfolk Broads and the county's beautiful east coast, providing residents with an enviable lifestyle surrounded by natural beauty.

The village itself offers a useful range of everyday facilities, including convenience stores, cafés, public houses, takeaways, a pharmacy, medical facilities and well-regarded local schools. Community groups, sports clubs and recreational facilities contribute to a strong village atmosphere, helping to create a genuine sense of belonging for residents of all ages.

One of the area's greatest attractions is its proximity to the Norfolk coastline. The sandy beaches of Scratby, California and Hemsby are all within a short drive, providing miles of coastline to enjoy throughout the year. Whether it's coastal walks, family days by the sea or simply taking in the fresh sea air, the surrounding beaches offer an enviable lifestyle rarely found so close to everyday amenities.

For a wider selection of shopping, dining and leisure facilities, Great Yarmouth is easily accessible and offers supermarkets, retail parks, cinemas, restaurants and healthcare services. The historic city of Norwich can also be reached within commuting distance, providing extensive shopping, cultural attractions, higher education facilities and direct rail links to London.

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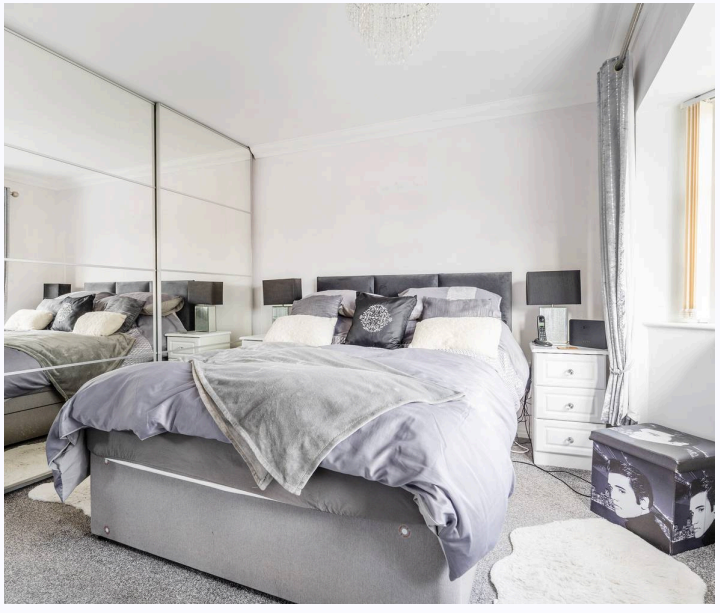














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Tillett Close, Ormesby

Set within the sought-after Broadland village of Ormesby, this beautifully maintained three-bedroom detached home offers stylish, move-in-ready accommodation complemented by attractive outdoor space, generous parking and a superb garden designed for both relaxation and entertaining.

Having benefitted from a programme of improvements over time, including a modern heating boiler, the property combines practicality with contemporary comfort, making it an excellent choice for families, professionals and downsizers alike.

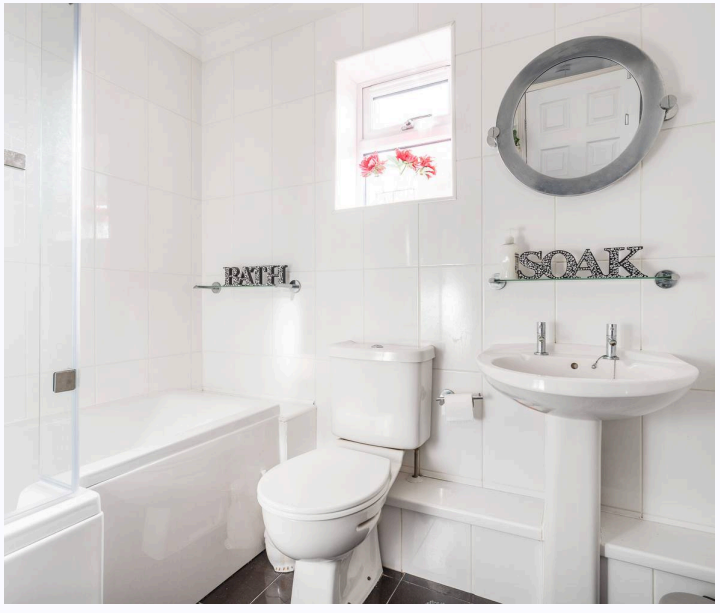
Upon entering, a welcoming entrance hall provides access to the principal ground-floor accommodation and immediately sets the tone for the high standard of presentation found throughout. The spacious lounge extends through the property, creating a bright and inviting environment for everyday living. A bay window enhances the front aspect, while doors to the rear open directly onto the garden, allowing natural light to flood the room and creating a seamless connection between indoor and outdoor spaces.

The kitchen has been thoughtfully designed with a range of fitted units, generous work surfaces and integrated appliances, offering both functionality and style. There is ample space for dining and everyday family life, while the adjacent utility room provides valuable additional storage, appliance space and direct access to the garden.

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A particular feature of the property is the separate dining room, converted from the original garage, creating a versatile reception space that lends itself perfectly to formal dining, entertaining, a playroom or even a home office if required.

A convenient ground-floor cloakroom completes the downstairs accommodation.

The first floor offers three well-proportioned bedrooms arranged around a central landing. The principal bedroom benefits from its own en-suite shower room, providing a comfortable and private retreat. The remaining bedrooms offer excellent flexibility for family members, guests or those seeking home-working space and are served by a well-appointed family bathroom.

Externally, the property continues to impress. Positioned on a generous plot, the front and side gardens are predominantly laid to lawn, while the private driveway provides ample off-road parking. The enclosed rear garden has been thoughtfully arranged to create a wonderful outdoor living environment. A combination of lawn, patio and raised decking areas offers plenty of space for relaxing, outdoor dining and social gatherings, while the dedicated garden bar adds a unique and enjoyable entertaining space for family and friends.

Agent's Note

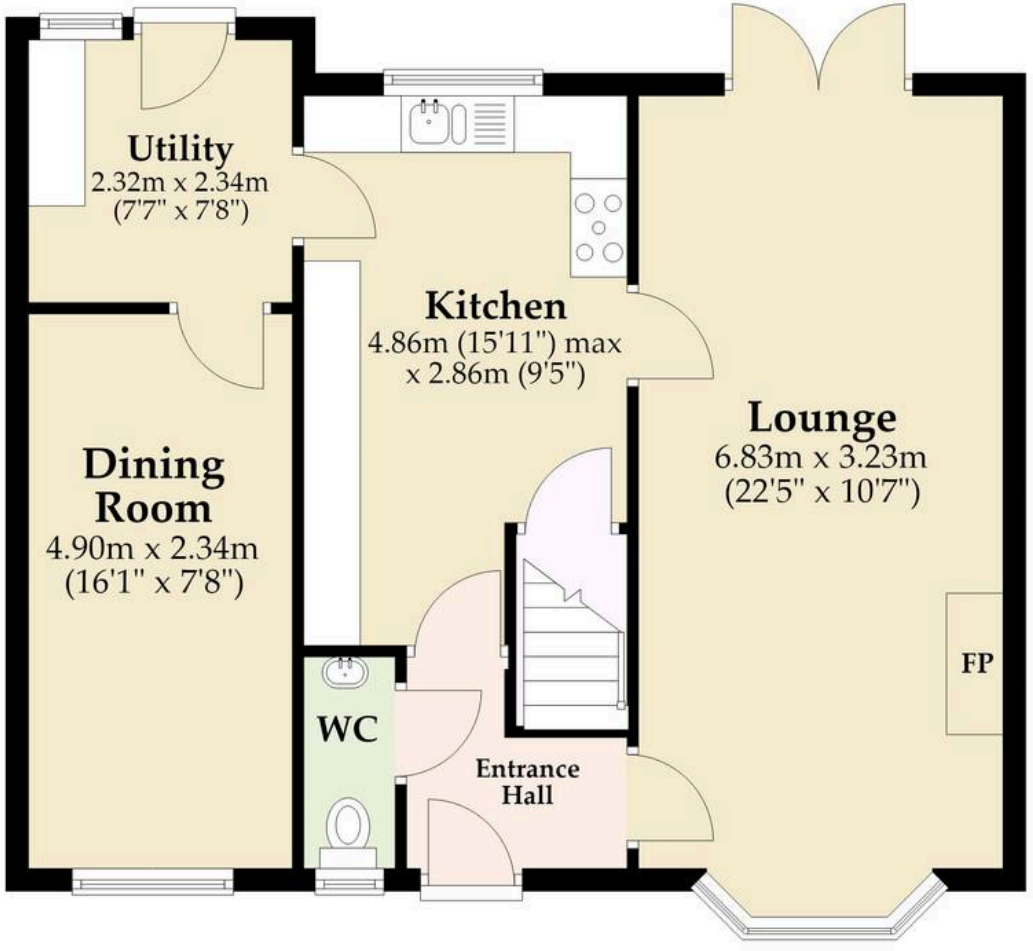
This property will be sold freehold and connected to mains water, electricity and drainage.

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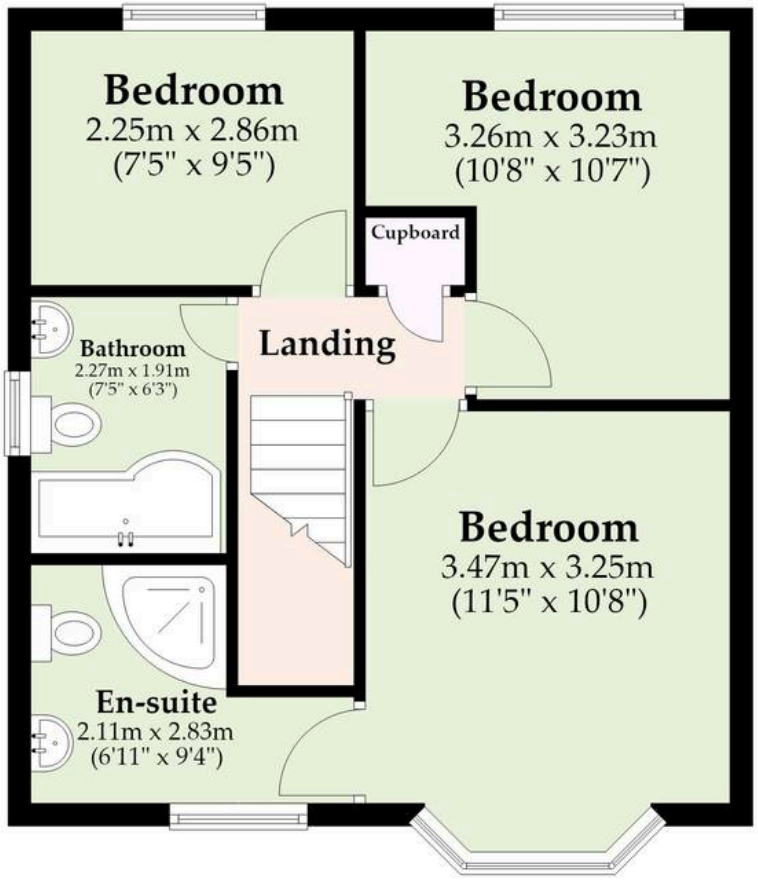
Ground Floor

Approx. 60.3 sq. metres (649.1 sq. feet)



First Floor

Approx. 43.0 sq. metres (462.5 sq. feet)



Total area: approx. 103.3 sq. metres (1111.6 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.

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Your home, our market

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