



5 Leathway, Ormesby

Price: £625,000

5 Leathway

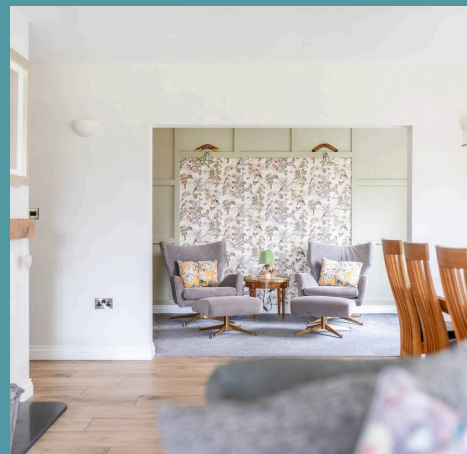
Ormesby, Great Yarmouth

Spanning 3,175 sq. ft., this fully renovated chalet bungalow offers expansive living across two well-designed floors, blending modern luxury with practical living spaces. The open-plan kitchen, dining, and living area is a highlight, featuring a central wood burner, a walk-in bay window, solid countertops and a breakfast bar, creating a space that's perfect for both entertaining and family gatherings. Upstairs, the master suite is complete with a walk-in dressing room and an open-plan en-suite shower room, offering a sense of hotel-style luxury and complete privacy. The spacious rear garden is fully enclosed, with a large lawn and a terraced area, ideal for outdoor dining, children's play, or secure space for pets. Ample off-road parking is available, including room for a motorhome and the garage, with an electric roller door, offers easy access and additional storage space.

The Location

Leathway is situated in the picturesque village of Ormesby, in the heart of Norfolk's stunning countryside. This charming location offers a perfect blend of rural and convenient access to modern amenities. Residents can enjoy scenic walks and a close-knit community atmosphere, with local shops, restaurants, schools, and traditional pubs just a short stroll away.

The renowned Norfolk Broads, a network of rivers and lakes, are also easily accessible, offering boating and wildlife experiences. The property benefits from excellent transport links, with easy access to the A47, connecting you to the bustling city of Norwich and beyond. Norwich offers a vibrant cultural scene, diverse shopping and dining options, and a rich historical heritage. Experience the best of both worlds at Leathway, where countryside charm meets contemporary living in an idyllic Norfolk setting.





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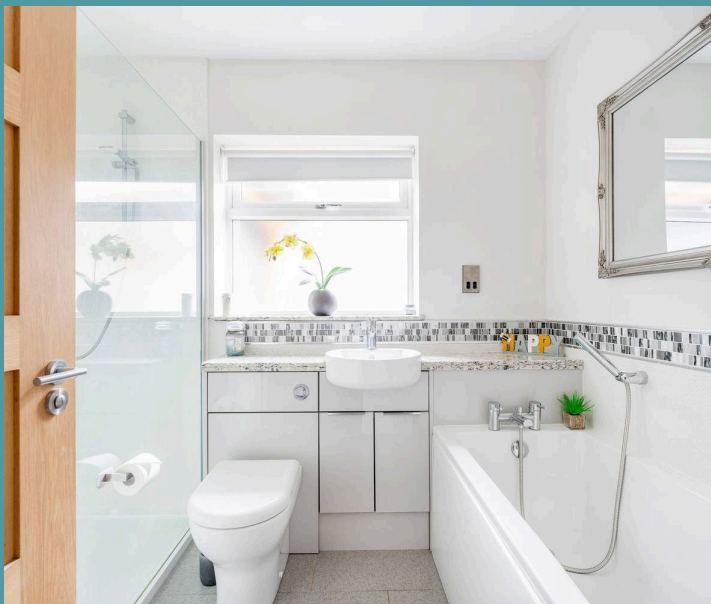
Ormesby, Great Yarmouth

Leathway, Ormesby

This stunning, fully renovated and converted chalet bungalow spans an impressive 3,175 sq. ft., delivering the epitome of spacious, luxurious living across two floors. From the moment you step inside through the welcoming reception porch, which provides the perfect spot for coats and shoes, you're met with a generously sized hallway that sets the tone for the rest of the home.

A well-placed WC serves as a convenient addition for guests and the demands of a busy household. Just off the hallway, a dedicated home office offers a quiet space for remote work, though its versatile design allows it to easily function as a fourth bedroom if needed. The ground floor also hosts two large double bedrooms, both well-proportioned and thoughtfully positioned alongside a contemporary three-piece bathroom suite, complete with a water softener for excellent water quality throughout the home. For year-round comfort, underfloor heating runs seamlessly throughout the home, adding to the overall sense of warmth.

The heart of this exceptional property is the open-plan kitchen, dining, and living area, designed for both everyday family life and entertaining. A walk-in bay window floods the dining area with natural light, while the dual-aspect sitting space ensures a bright ambiance.



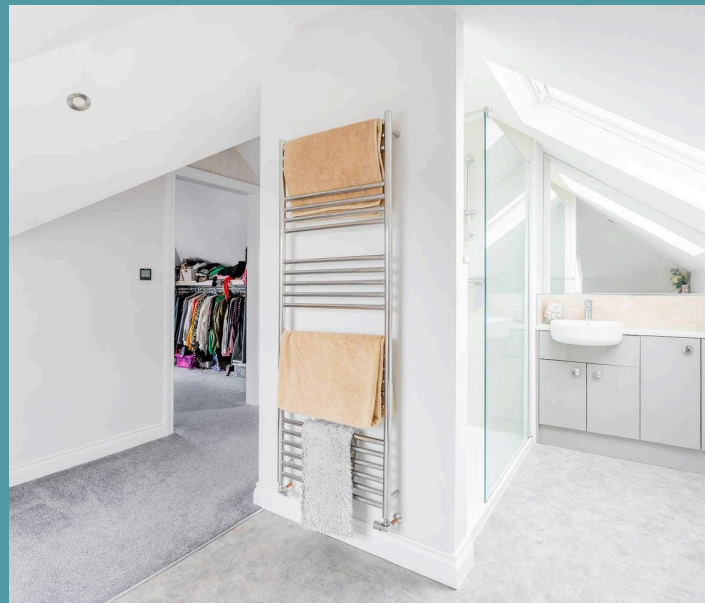


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A cosy snug nook, positioned to take full advantage of the central wood burner, makes for an inviting setting on cooler evenings. The kitchen itself features solid countertops, brushed fixtures and a breakfast bar seating area, perfect for casual dining. A recessed space has been thoughtfully integrated to accommodate a large fridge-freezer, blending into the modern aesthetic. From this hub, you can access the garage and utility room, where storage solutions maintain the home's sleek, cohesive look. An exterior porch offers a secondary entrance—ideal for shedding outdoor gear before stepping into the main living areas.

Upstairs, a galleried landing bathed in natural light from Velux windows creates an impressive introduction to the upper floor. This level is an idyllic private space, perfect for parents seeking their own level or for older children or family members craving independence. The expansive master suite is complete with a walk-in dressing room and an open-plan en-suite shower room, creating a boutique hotel-inspired experience right at home.





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Stepping outside, the rear garden offers complete privacy with a lengthy, well-maintained lawn, mature shrubs and a small terraced area, making it the perfect backdrop for outdoor gatherings, children's play or a secure space for pets to roam.

The frontage of the property is both deceptive and impressive—what appears as a chalet bungalow from the outside unfolds into a substantial and striking home. Ample off-road parking is available, including enough space for a motorhome, as displayed in the listing photos, while the garage features an electric roller door for added ease.

Agents Note

Sold Freehold

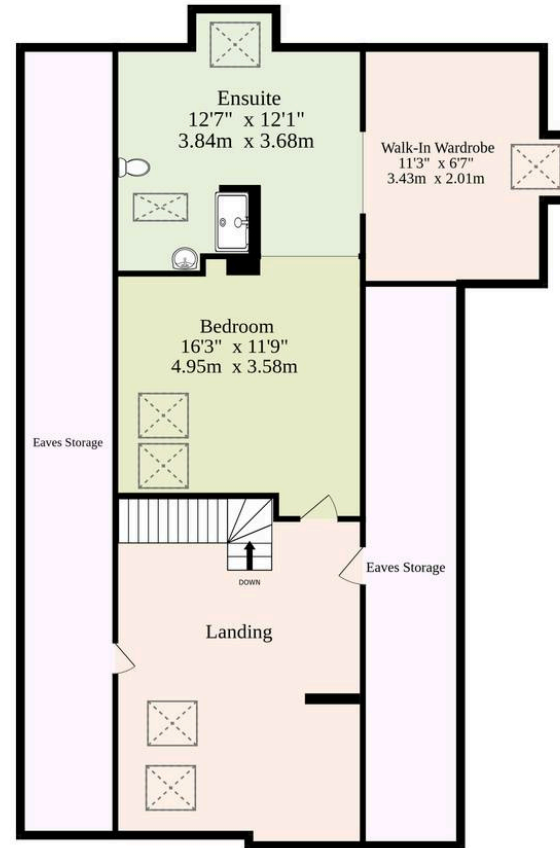
Connected to oil-fired central heating alongside the remaining mains services.



Ground Floor
1888 sq.ft. (175.4 sq.m.) approx.



1st Floor
1287 sq.ft. (119.6 sq.m.) approx.



Including Garage And Eaves Storage

TOTAL FLOOR AREA : 3175 sq.ft. (295.0 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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