



1 Greenacre Yarmouth Road, Ormesby  
Offers In Excess: £325,000

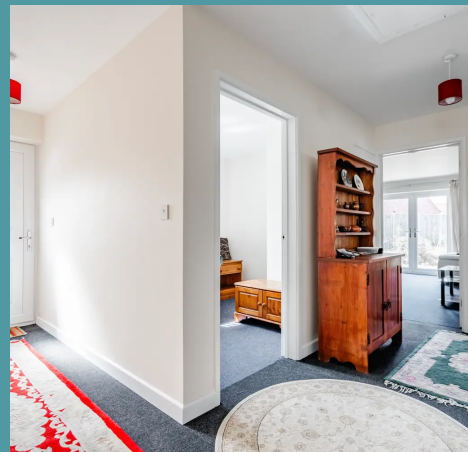
# 1 Greenacre Yarmouth Road

Ormesby, Great Yarmouth

Move-in ready and bathed in natural light! This modern 2019 build features a sleek kitchen with integrated appliances and easy-care laminate flooring. The spacious living room offers underfloor heating and French doors to the garden. Three bedrooms, including a master with en-suite shower, provide ample living space. Natural light floods the property, creating an airy feel. A large garden with a lawn and a private brickweave driveway with a garage offer outdoor enjoyment and parking convenience.

## THE LOCATION

Nestled at Yarmouth Road, Ormesby, this location offers an ideal blend of tranquillity and convenience. Residents can take advantage of excellent schooling options nearby, ensuring quality education for families. The area is surrounded by green spaces, providing ample opportunities for outdoor activities and strolls. Additionally, a variety of food options and essential amenities are within easy reach, making daily life effortlessly convenient. For those yearning for a seaside lifestyle, a short drive will lead you to the beach, allowing residents to enjoy the coastal charm while maintaining access to important amenities, perfect for coastal living and modern convenience.





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## YARMOUTH ROAD

Upon entering the property this, you are greeted by an excellent-sized kitchen that features bright fitted units, integrated appliances and laminate flooring, creating a sleek and functional space for those that enjoy cooking. The inviting living room is equally impressive, offering generous proportions to arrange furniture, underfloor heating for added comfort and French doors that open out to the rear, allowing natural light to flood the room.

The master bedroom is graced with plush carpeted flooring and the luxury of an ensuite shower room, providing a private space to unwind after a long day. Two additional bedrooms complement the living spaces, accompanied by a family bathroom that caters to self-care routines, ensuring comfort and convenience for all occupants. Throughout the property, natural light streams in, creating a bright and spacious ambiance that enhances the overall living experience.



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Outside, a large garden plot awaits, featuring a sprawling lawn that presents a blank canvas ready to be landscaped according to your personal preferences, providing endless opportunities for outdoor enjoyment and relaxation. The property also benefits from a private drive, off-road parking on a brickweave driveway, alongside a single garage, ensuring ample space for vehicles and storage.



### AGENTS NOTE

We understand this property will be sold freehold, connected to all mains services.

Council Tax Band - D

GROUND FLOOR

