



7 Orchard Court, Ormesby
£325,000

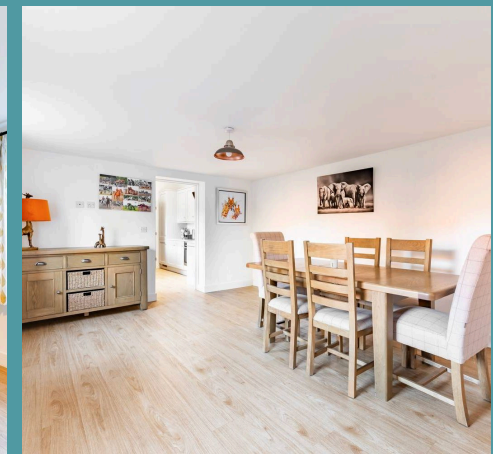
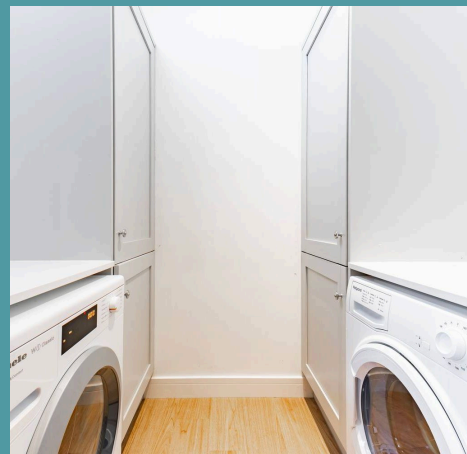
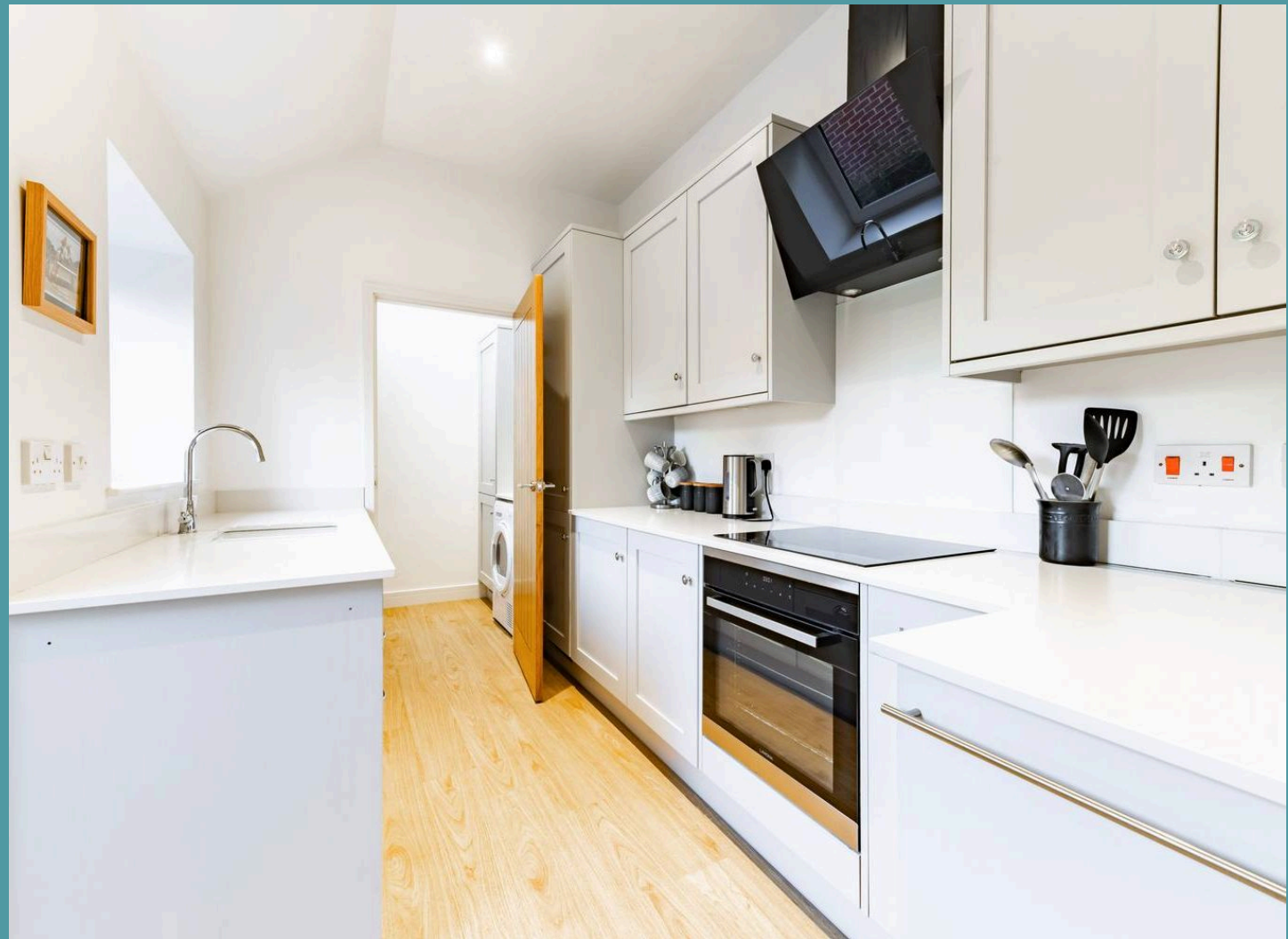
7 Orchard Court

Ormesby, Great Yarmouth

Showcasing a unique design on an exclusive development in the desirable Broadland village of Ormesby St. Margaret, this detached residence exemplifies modern living at its finest. Tucked away down a quiet cul-de-sac, its location offers privacy and convenience, within close proximity to local amenities and natural surroundings. Finished to a high specification its interior design highlights flexible accommodation, high-quality finishes and a well-maintained exterior. Don't miss the chance to acquire this home and experience the lifestyle it has to offer.

Location

Ormesby is a village located in Norfolk, situated to the east of the county. It lies within the North Norfolk district, approximately 8 miles north of the town of Great Yarmouth and about 2 miles from the North Sea coast. Ormesby is known for its picturesque rural setting, offering a mix of traditional English countryside with easy access to nearby seaside resorts. The area has a rich history, with landmarks such as the Church of St. Margaret, dating back to the 14th century, contributing to its charm. Its proximity to the coast, including nearby beaches, makes it a popular location for those looking to enjoy both the tranquillity of rural Norfolk and the attractions of the seaside.



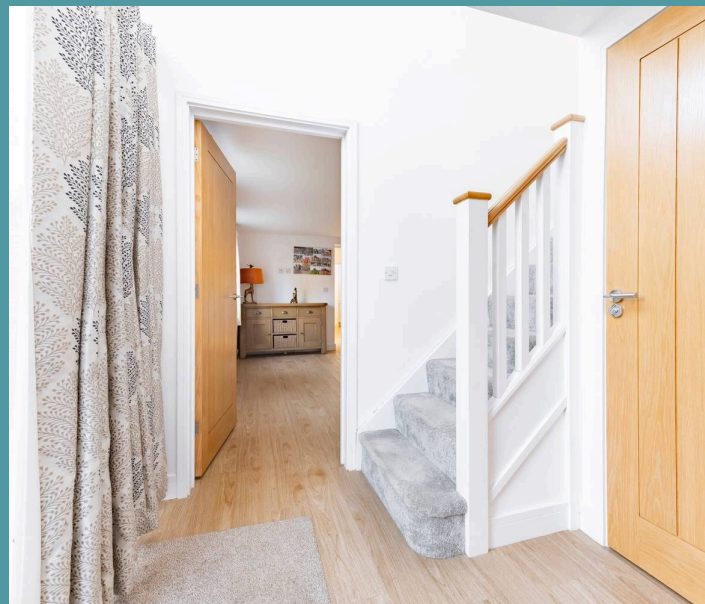
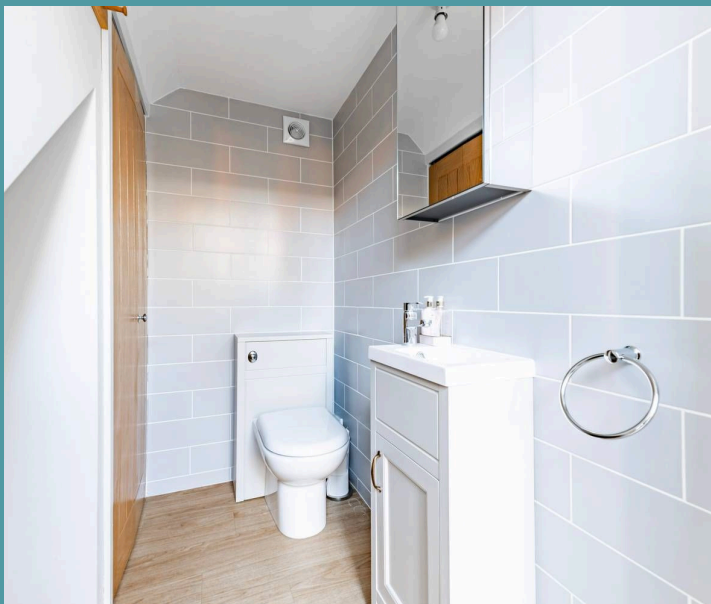
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Upon arrival, the property exudes grandeur with an impressive full-height ceiling in the welcoming entrance hall, setting the tone for the rest of the residence. The interior is finished to a high specification throughout, showcasing a seamless combination of contemporary design and functionality.

The heart of the home lies in the well-equipped kitchen with high-quality fixtures and fittings, providing a stylish and practical space for cooking your favourite home cooked meals. Adjacent to the kitchen, a functional utility room offers added convenience for every-day tasks, with areas for your laundry essentials.

Elegance and comfort define the living spaces, with a comfortable sitting room flooded with natural light, creating a warm and inviting ambience for relaxation and entertaining. The formal dining room is the perfect setting for both casual family meals and hosting guests, making it a versatile space that caters to a variety of social occasions.





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Ascend to the first floor where you will encounter two double bedrooms, each thoughtfully designed to offer relaxation and privacy. A modern bathroom exudes luxury, featuring contemporary design elements and high-spec fixtures. Additionally, a ground floor WC adds convenience for residents and guests alike.

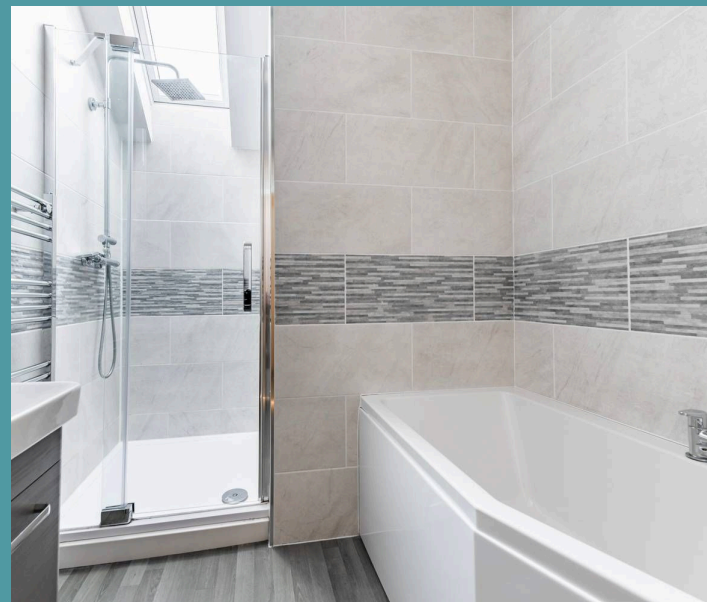
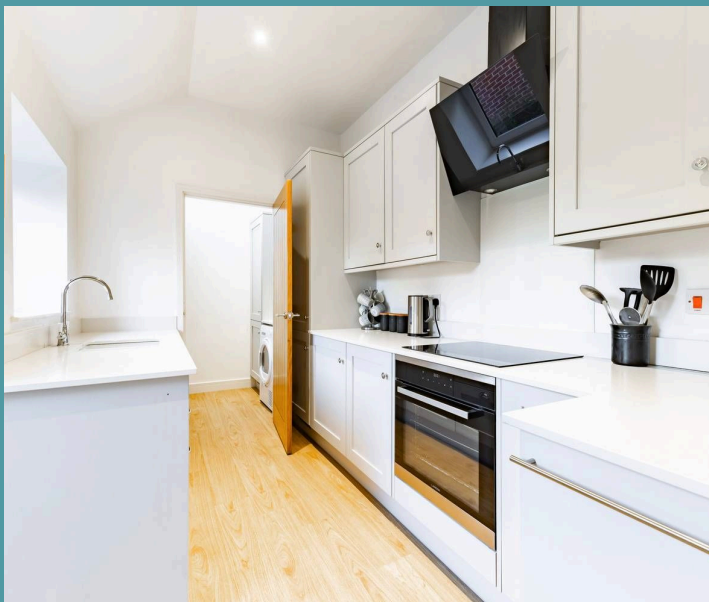
Stepping outside, the walled rear garden offers a secluded space for outdoor enjoyment, complete with a raised patio area ideal for al fresco dining and summer BBQs. A meticulously maintained lawn provides a serene backdrop, with planted beds around the border. A driveway provides off-road parking for residents and guests, ensuring ease of access and convenience.

Agents Notes

We understand that this property is freehold.

Connected to mains water, electricity and drainage.

Heating system - Electric/Air source.





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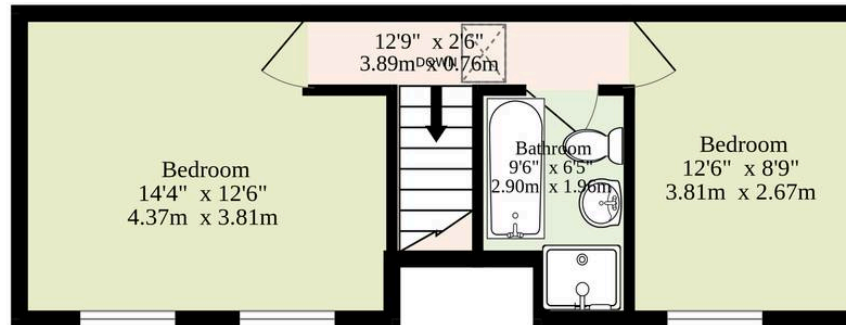
- One-of-a kind residence set on a exclusive development down a quiet cul-de-sac
- Located in the sought after Broadland village of Ormesby St. Margaret, within close proximity to local amenities
- Finished to a high specification throughout with flexible and spacious accommodation
- Impressive full height ceiling in the welcoming entrance hall
- Well-equipped kitchen with high-quality fixtures and fittings, alongside a functional utility room
- Comfortable sitting room filled with an abundance of natural light and a formal dining room for casual dining and entertaining
- Two double bedrooms, a modern bathroom and a ground floor WC
- Walled rear garden with a raised patio area and maintained lawn
- Driveway providing off-road parking for residents and guests
- Underfloor heating on the ground floor



Ground Floor
477 sq.ft. (44.3 sq.m.) approx.



1st Floor
385 sq.ft. (35.8 sq.m.) approx.



Sqft Does Not Include The Cupboards.

TOTAL FLOOR AREA : 862 sq.ft. (80.1 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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