



ADDRESS

31 Station Road
Ormesby St Margaret
Norfolk
NR29 3NH

TENURE

Freehold

L RKES

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**'ORMESBY ST. MARGARET
IS A LOVELY VILLAGE
CENTRED AROUND TWO
LARGE VILLAGE GREENS
AND A MEDIEVAL CHURCH'**

**FIND
YOUR
NEST**



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ositioned on Station Road, a much-desired street in the village of Ormesby St Margaret, is this single storey four-bedroom home.

The generous plot is arranged with the property set towards the rear creating a large private front garden which benefits from a southerly aspect and distant views of the parish church tower.

A wrap around paved patio leads to the property. Entrance is to a porch with plentiful storage space which opens into a grand reception area, featuring a living room with large picture windows to the south and west that fill the space with light, and a wonderful inglenook style fireplace with wood burning stove. To the rear there is a raised dining area and door leading to the private sleeping quarters.

**FIND
YOUR
NEST**





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The adjacent kitchen features limed oak cabinetry, laminate worktop surfaces with inset stainless-steel sink unit, breakfast bar, and range cooker. Large, glazed doors provide pleasant views and easy access to the gardens. Beyond the kitchen and accessed from the main reception area there is a guest room which has previously been utilised as an office, and a separate cloakroom.

Back off the rear hallway, the accommodation leads to a further three double bedrooms, the primary bedroom offers an ensuite shower room. There is a laundry room with worktop and sink unit, and a recently updated family bathroom fully tiled with recessed bathtub, shower cubicle, bidet, WC and washbasin. Cupboards either side of the bath provide useful storage for towels and laundry.

Outside a shingle driveway provides plentiful parking with further covered parking available in the double garage.

Tenure: Freehold
Heating: Oil Fired Central Heating
Council Tax: Band E (£2,475)





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Ormesby St. Margaret is a lovely village centred around two large village greens and a medieval church. The village is well serviced with schools, a pharmacy, several shops, garden centre with café, a traditional pub, and Indian restaurant.

Within a short drive you will find Ormesby Broad and Ormesby Little Broad, both part of the Trinity Broads. The newly refurbished Boathouse is an enchanting waterfront restaurant in Ormesby St. Michael, with outside seating and children's play area and beautiful views over Ormesby Little Broad.

Access to both Norwich and Great Yarmouth is

provided by the A47, London and motorways are accessed by the A12 from Great Yarmouth and the A11 from Norwich

Please note that all areas, measurements, and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.

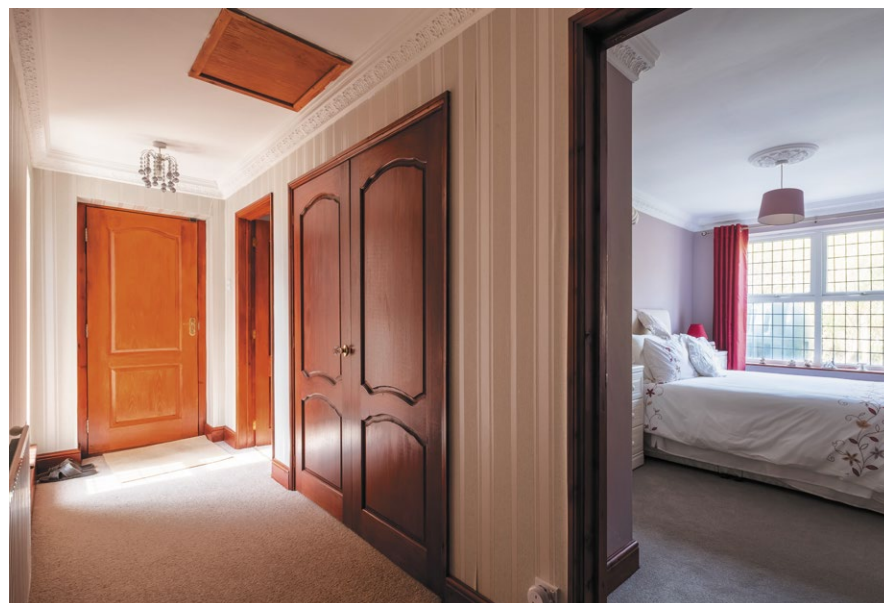
Larkes have not tested any services, appliances or specific fittings - prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.





**‘WITHIN A SHORT DRIVE
YOU WILL FIND ORMESBY
BROAD AND ORMESBY
LITTLE BROAD, BOTH
PART OF THE TRINITY
BROADS’**

**FIND
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NEST**





1. Rear middle bedroom
2. South facing front garden
3. Left hand rear bedroom
4. Rear garden area
5. Front garden detail & weeping willow

**FIND
YOUR
NEST**

STATION ROAD

ORMESBY ST MARGARET

APPROXIMATE FLOOR AREA
= 182.4 sq m / 1,963 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale

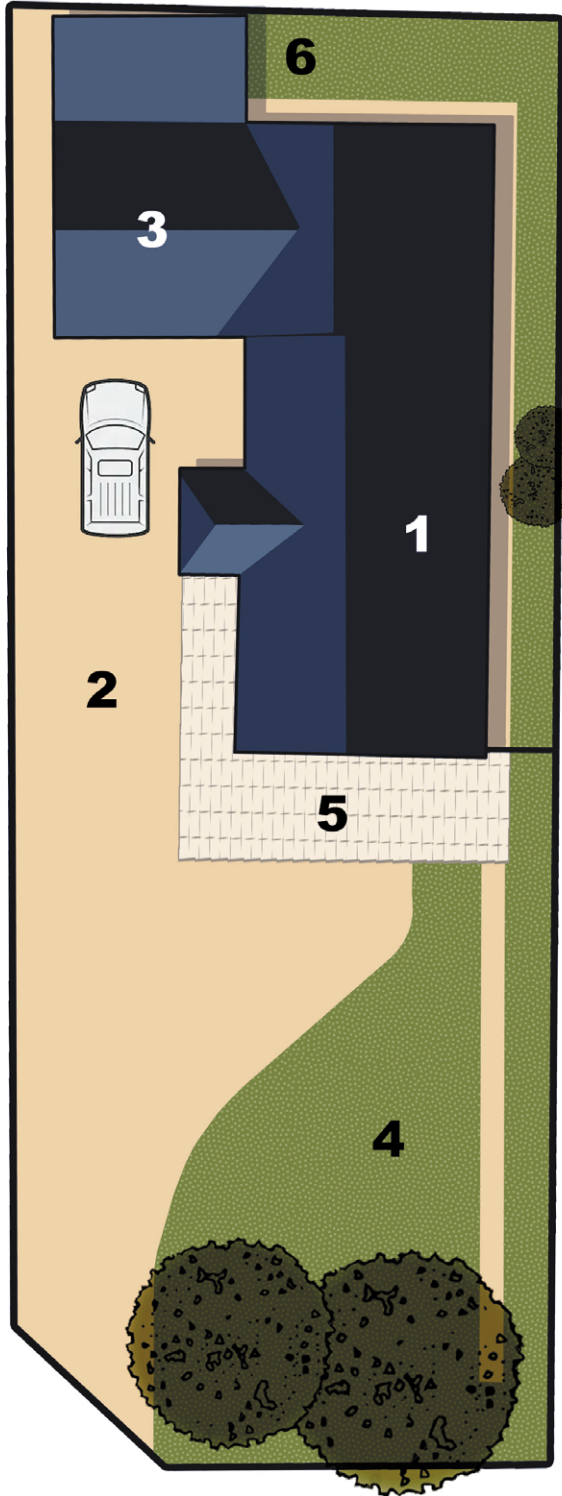
VIEWING ARRANGEMENTS
Telephone: 01493 330299
Email: sales@larkes.co.uk

COUNCIL TAX - Band E (£2,475)

ENERGY RATING - E 47

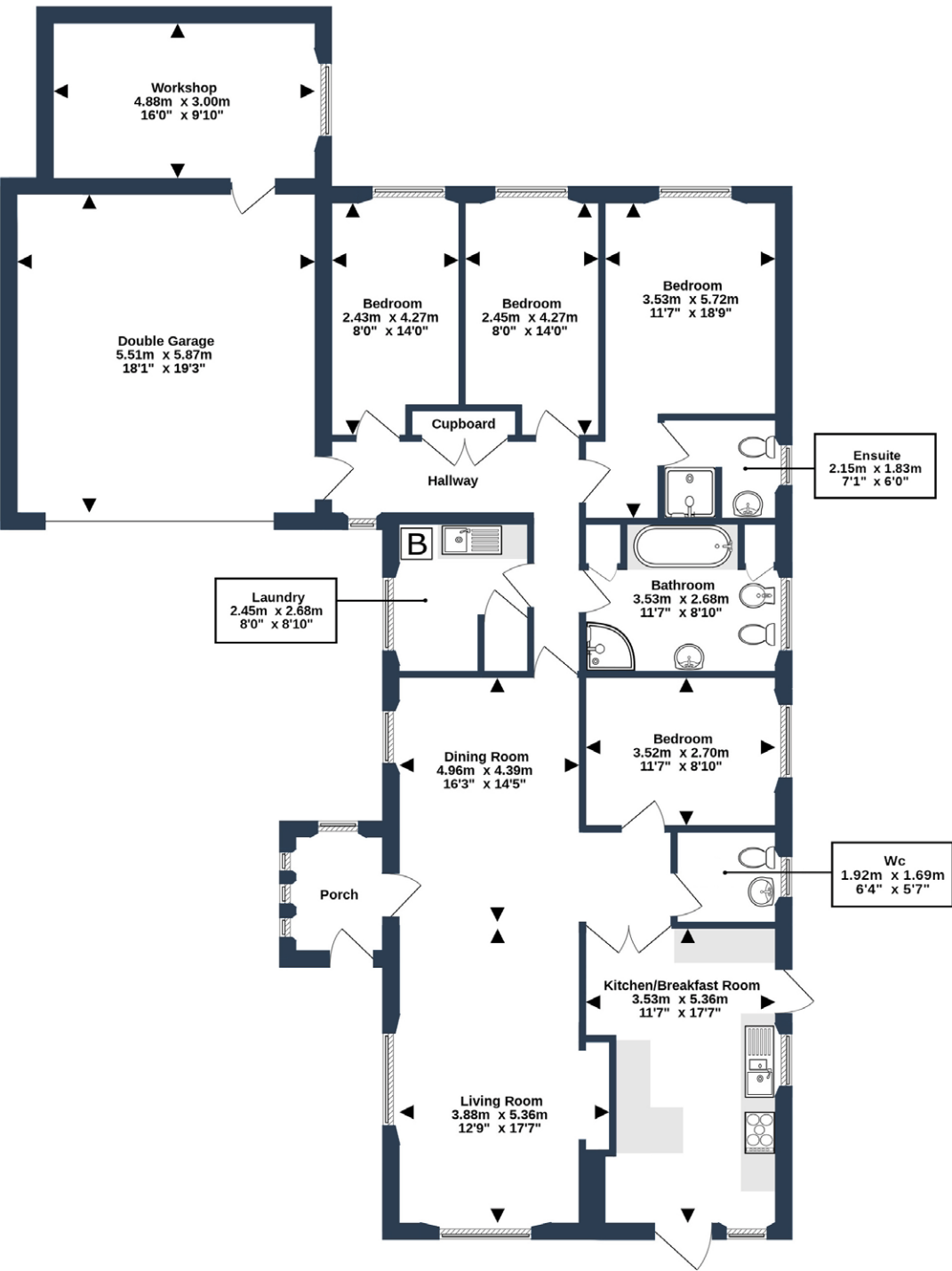


SITE PLAN

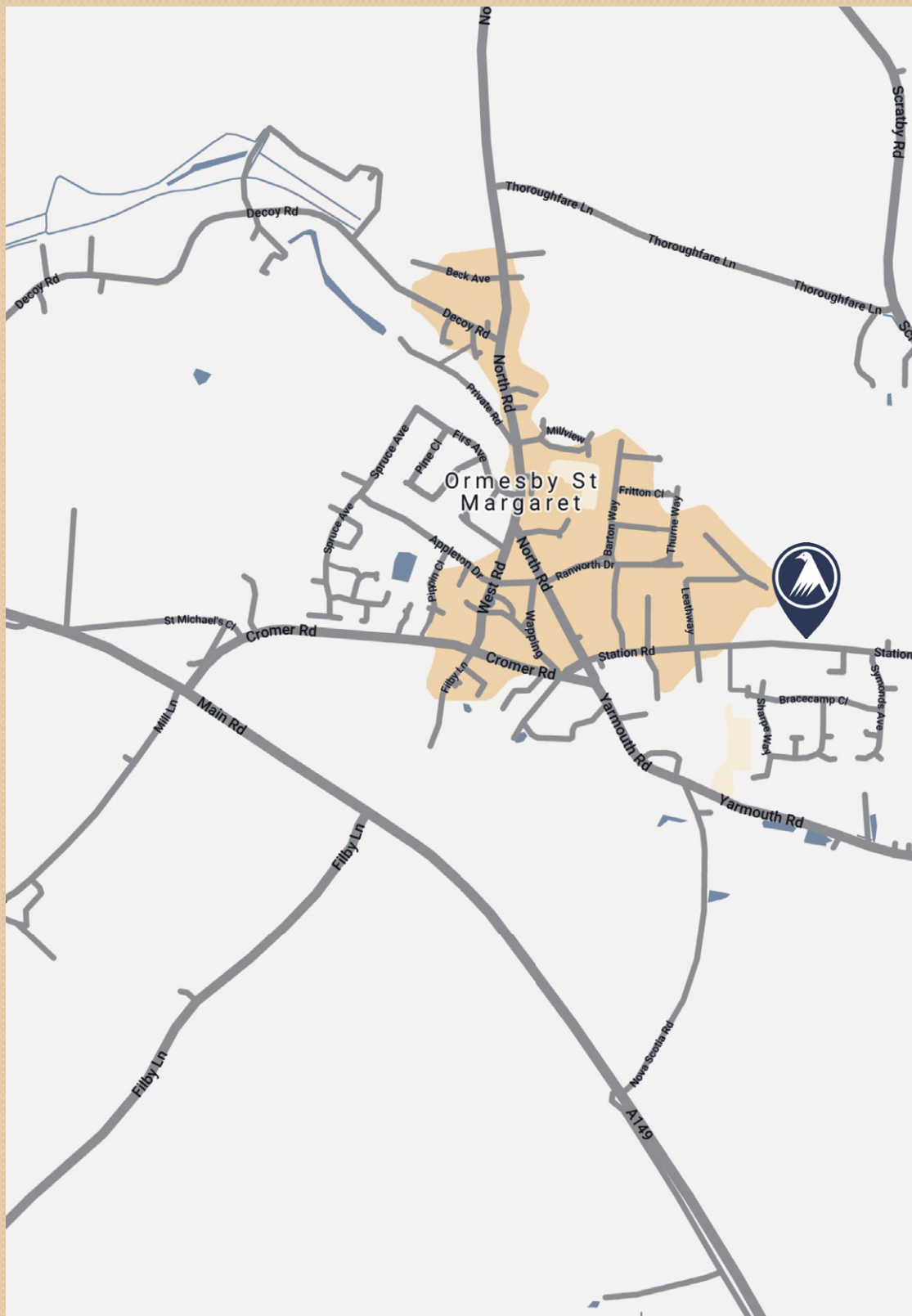


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|--------------|------------------|
| 1. Residence | 4. Front gardens |
| 2. Driveway | 5. Patio |
| 3. Garage | 6. Oil tank |

FLOOR PLAN



Ref: 7226



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