



TWIN OAKS
PRIVATE ROAD
ORMESBY ST MARGARET
NORFOLK
NR29 3LH

£397,500 Freehold

At a glance

Approximate Floor Area: 2,284 sq ft (212 sq m)
Energy Rating: TBC
Heating: Oil Fired Central Heating
Local Authority: GYBC
Council Tax Band: F (£2,213)

An individually designed executive style family residence in the popular Broadland village of Ormesby St Margaret. This substantial property possibly requiring a little updating, offers spacious accommodation throughout, and benefits from a generous plot approaching 1/3 of an acre (stms).

Early viewing is recommended to this detached residence with potential. No chain.

Accommodation

ENTRANCE PORCH

Courtesy lighting and tiled alcove.

FRONT ENTRANCE DOOR

Leaded lights and glazed windows.

GROUND CENTRAL HALL

Parquet flooring, understairs cupboard with alarm panel, double banked radiator, intercom, balustrade staircase.

CLOAKROOM

WC, wash hand basin, radiator, frosted window with leaded lights.

LOUNGE

25' 6" x 12' 7" (7.77m x 3.84m) Feature marble effect fireplace with grated hearth, carpeting, radiators, leaded lights to windows, sliding patio doors to gardens, walled cornice alcoves, dimmer light switch, TV point, power points, double doors to dining room.

KITCHEN / BREAKFAST ROOM

25' 6" x 12' 8" (7.77m x 3.86m) Kitchen Area - Base and wall units, drawers and cupboards, worktop surfaces, ceramic tiling to walls, sink unit, leaded lights to windows, appliances, ceramic tiling fully to the floor.

Dining/Breakfast Area - Intercom, power points, TV point, radiator, leaded lights to further window overlooking rear garden.

REAR LOBBY

Back door leading to gardens, radiator, cloaks cupboard.

UTILITY ROOM

9' 3" x 8' 3" (2.82m x 2.51m) Base units, worktop surface, plumbing for automatic washing machine, sink unit, leaded lights to windows, floor standing boiler, timer switches, power

points, courtesy door into -

DOUBLE INTEGRAL GARAGE

19' x 16' (5.79m x 4.88m) Two up and over doors, lighting, power points, electric meter, frosted window.

DINING ROOM

13' 10" x 9' 9" (4.22m x 2.97m) Leaded lights to windows, radiator, carpeting, power points, double doors into lounge.

FIRST FLOOR AND LANDING

Galleried landing with balustrade, carpeting, leaded lights to windows, radiator.

MASTER BEDROOM

12' 6" x 14' (3.81m x 4.27m) Leaded lights to windows, radiator, carpeting, mirrored sliding doored wardrobe cupboard, & intercom

EN-SUITE

9' 6" x 6' (2.9m x 1.83m) Panelled bath, shower and shower screen, ceramic tiling to walls, vanity wash hand basin, low line WC, bidet, radiator, frosted windows.

SECOND BEDROOM

15' 10" x 9' 9" (4.83m x 2.97m) Windows with leaded lights, radiator, carpeting, recessed double doored wardrobe.

THIRD BEDROOM

18' 7" x 9' 8" (5.66m x 2.95m) Carpet. double doored recessed wardrobe, radiator, leaded lights to windows.

FOURTH BEDROOM

12' 6" x 10' 3" (3.81m x 3.12m) Carpeting, radiator, leaded lights to windows, telephone point, power points.

FAMILY BATHROOM

10' 10" x 9' 9" (3.3m x 2.97m) Sage coloured corner bath with tiled surround, bidet, low line WC, pedestal wash hand basin, radiator, carpeting, wall mirrors, frosted leaded lights to window.

GARDENS

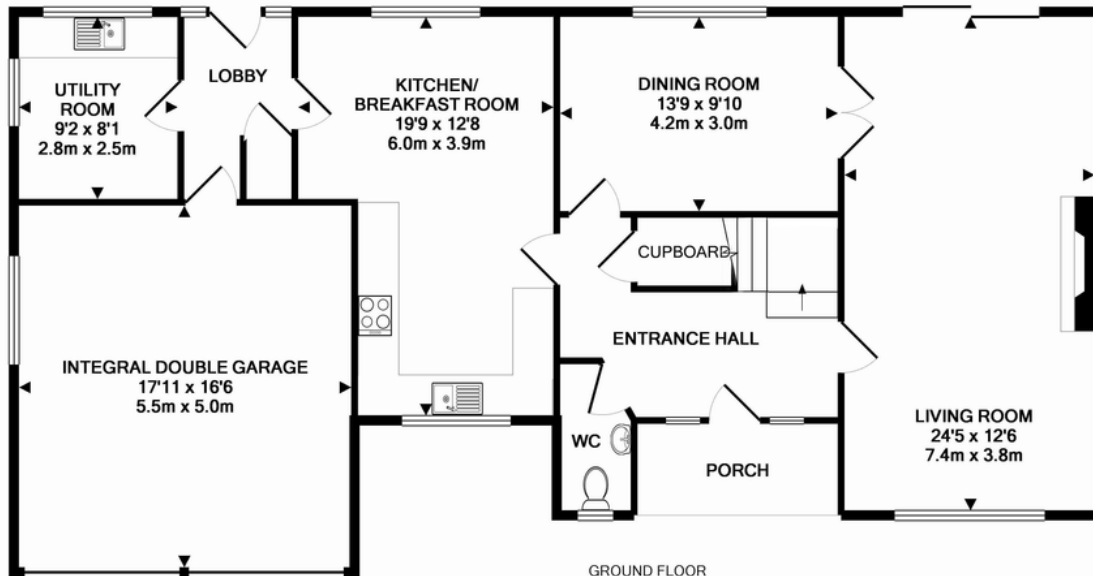
The front garden area is mainly shingled with a culvert stream running close to the western boundary which is flanked by mature woodland.

The rear garden is turfed, and screened by hedgerows and two feature oak trees close to rear boundary, paved patio.

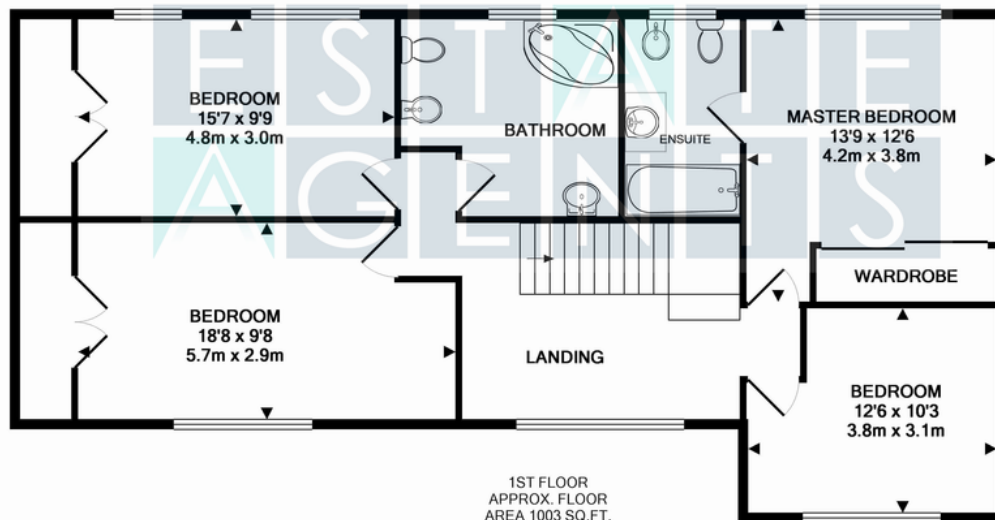
SERVICES

Mains water, electricity and drainage are understood to be connected (subject to confirmation from the statutory authorities). Larkes Estate Agents have not carried out tests of the services or appliances and interested parties should arrange their own tests to ensure these are in working order.





GROUND FLOOR
APPROX. FLOOR
AREA 1280 SQ.FT.
(118.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1003 SQ.FT.
(93.2 SQ.M.)

TWIN OAKS, PRIVATE ROAD, ORMESBY ST MARGARET, NORFOLK, NR29 3LH
TOTAL APPROX. FLOOR AREA 2284 SQ.FT. (212.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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