abbotFox

West Road, Ormesby, Great Yarmouth
Offers In Excess Of £465,000

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We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie I **Branch Partner**

THE DETAIL___

Open day 6th of June 12:00 - 13:00

abbotFox Land & New Homes presents this outstanding house within a remarkable new development neatly positioned within the village of Ormesby.

This small collection of just five sophisticated, individually designed family homes offer exceptional levels of specification throughout. Carefully considered architectural plans have been devised to grant fantastic contemporary layouts complemented by an abundance of natural light.

Plot 1 offers generous accommodation briefly comprising; a reception hall, kitchen/diner, a separate sitting room, a useful utility room and WC, with a 4th bedroom/office and garden room.

The first floor provides three double bedrooms, the principal bedroom features an en suites. There is a family bathroom off the landing also.

Specific details:

INTERNAL

- Air source heat pump to underfloor heating to the ground floor and radiators to the first floor
- Heated towel rails to en-suite and main bathroom
-Holdenby Oak veneered panel doors with satin chrome handles.
- White painted skirting boards and architrave
- LVT flooring throughout ground floor
- Carpet to stairs, landing and all bedrooms, vinyl to en-suite and bathroom.

KITCHEN

- Bespoke designed kitchen

BATHROOMS

- Bathrooms are finished with white suites complemented by chrome taps and fittings.
- Edwrox Horizon range to include Concealed Cistern & Vanity Unit.
- Edwrox Eco Chrome Towel Radiator.
- Hydrowall Board to en-suite and part tile to main bathroom.

EXTERNAL

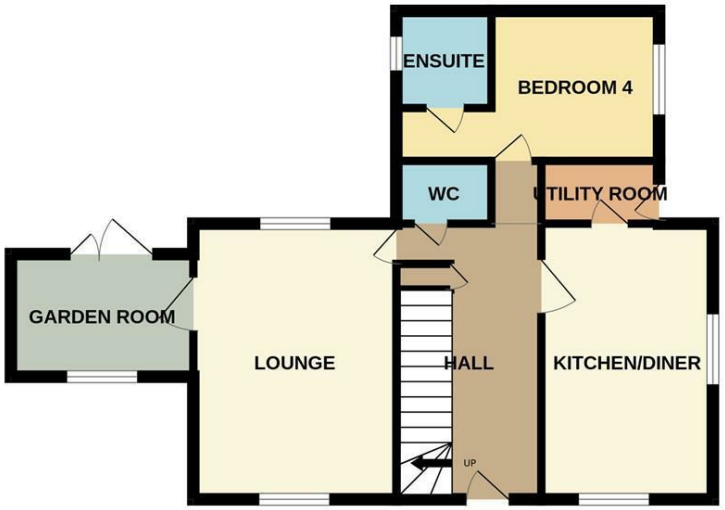
- Porcelain slab patio to the rear and pathway.
- Driveway will be permeable material.
- EVP charging point.
- Detached cart lodge.

Register your details for further information.

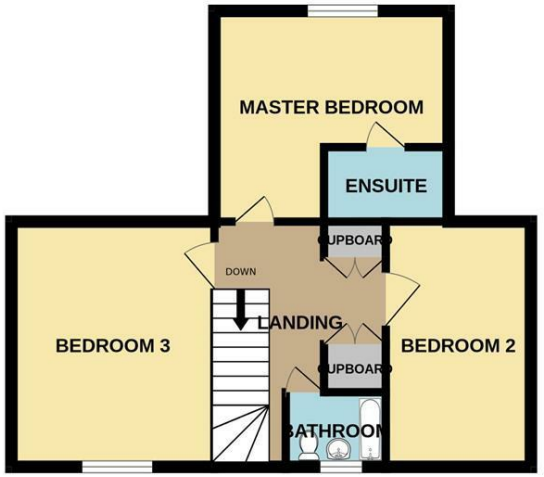
THE HIGHLIGHTS___

- **Open day 6th of June 12:00 - 13:00**
- New build
- Detached house
- Four bedrooms
- Air source heat pump
- Underfloor heating
- En-suite
- Finished to a high standard
- Detached cart lodge

GROUND FLOOR



1ST FLOOR



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.

Let's talk
01603 660000
sales@abbotfox.co.uk
@abbotfox

EPC RATING -

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