



abbotFox

West Road, Ormesby, Great Yarmouth  
*Guide Price £249,950*

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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 | **Branch Partner**







# THE DETAIL \_\_\_\_\_

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 5 offers generous accommodation briefly comprising; a reception hall, open plan kitchen/diner/lounge.

The first floor provides two bedrooms and a family bathroom off the landing.

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.

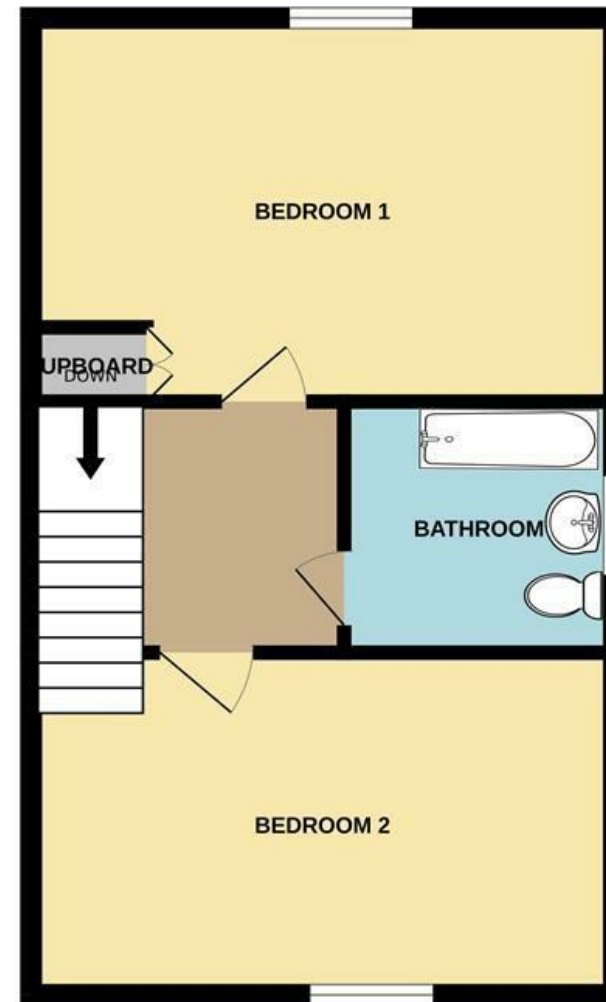
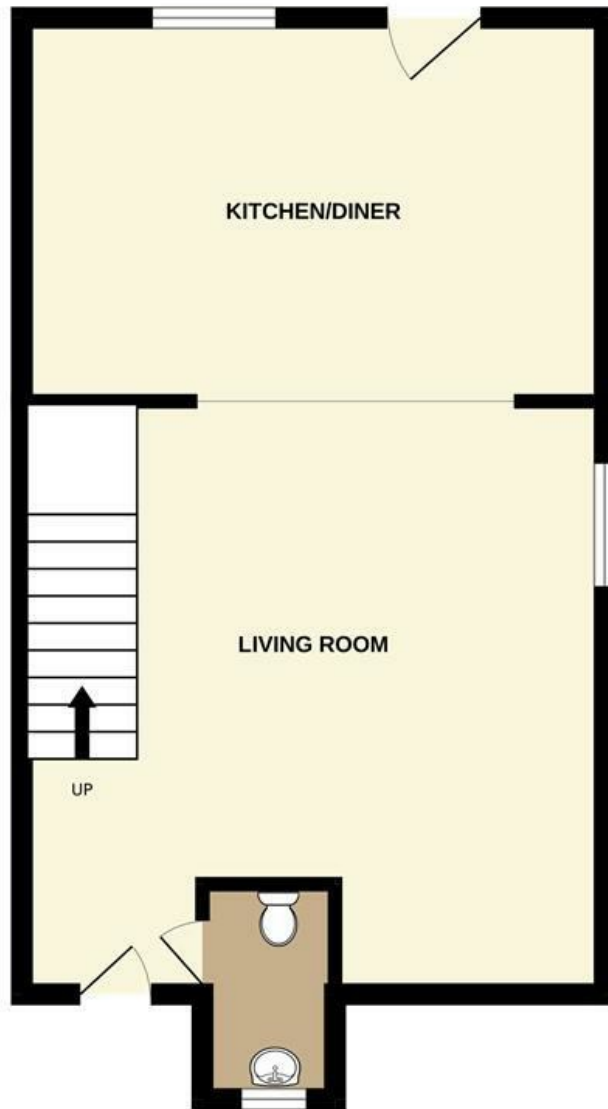
Register your details for further information.





## THE HIGHLIGHTS \_\_\_\_\_

- New build
- In a small development of five properties
- Two bedrooms
- Underfloor heating
- All flooring included
- Bespoke kitchen
- Off road parking



*Let's talk*

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EPC RATING -

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