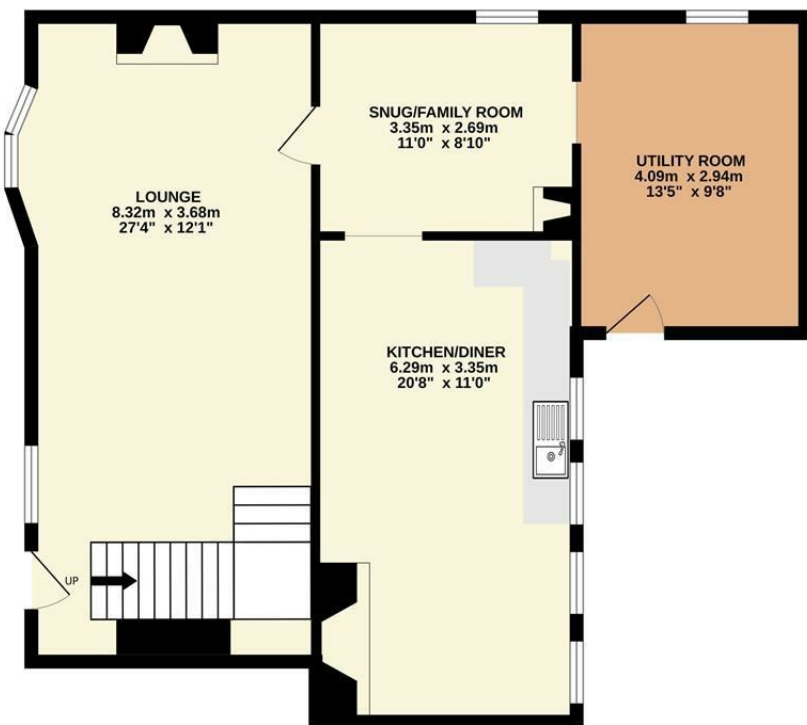




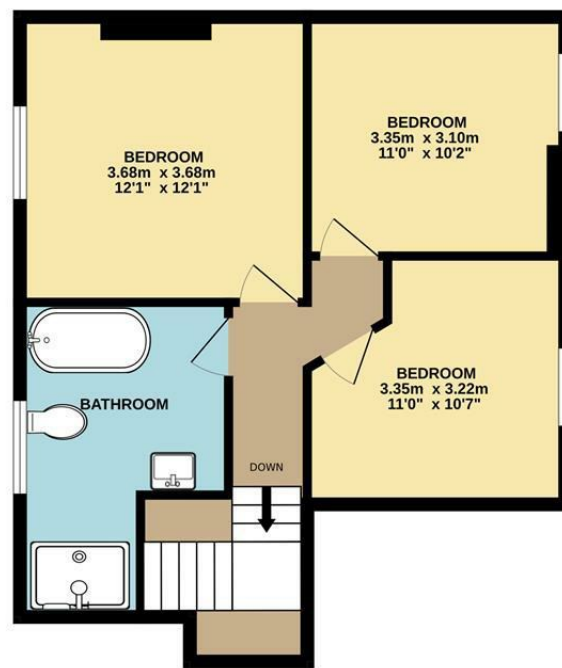
Station Road | Great Yarmouth | NR29
Offers In Excess Of £350,000

abbotFox

GROUND FLOOR
73.4 sq.m. (790 sq.ft.) approx.



1ST FLOOR
50.2 sq.m. (540 sq.ft.) approx.



TOTAL FLOOR AREA : 123.6 sq.m. (1330 sq.ft.) 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		51	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Disclaimer – In accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.



abbotFox Bespoke is pleased to present this charming semi-detached cottage which has the advantage of being located in the rural countryside but also close to the popular beaches on the North Norfolk Coast. The property benefits from three bedrooms, a large sitting room, snug/family room, kitchen/dining room, a family bathroom and a large boot room/utility room with a WC. The cottage boasts a wealth of original character features including exposed beams and Flint.

There is a good sized driveway with parking for multiple vehicles and a stunning, well maintained cottage garden with well stocked borders, with a patio area adjoining the main lawn.

The property is situated in Ormesby St. Margaret with beautiful field views and good local amenities nearby. There is a Post Office, Community Centre, First and Middle Schools and a school bus service takes children to the High School at Martham.

