

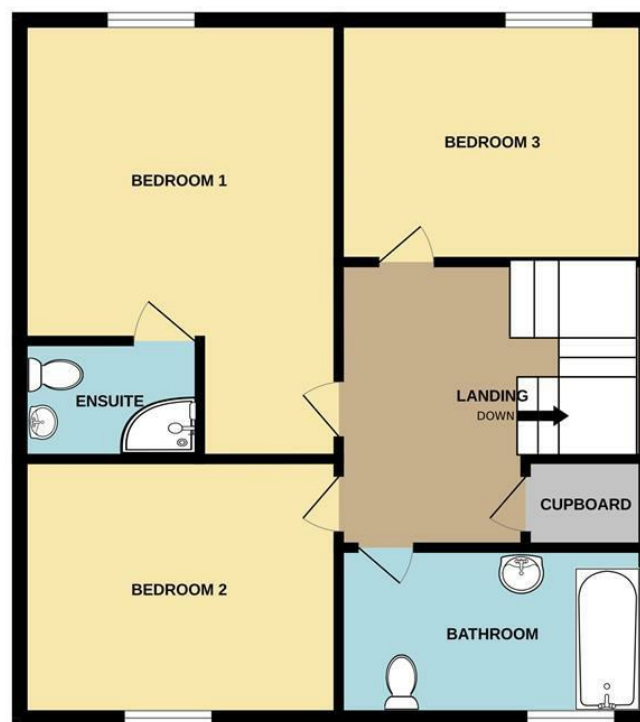


West Road | Great Yarmouth | NR29  
 Guide Price £295,950

GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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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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 2 offers generous accommodation briefly comprising; a reception hall, kitchen/diner, a separate sitting room and WC.

The first floor provides three bedrooms, the principal bedroom features an en suite. 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.