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Fernlea
Main Road
Ormesby



AN EXPANSIVE FAMILY HOME OFFERING SEVEN BEDROOM ACCOMMODATION IN GROUNDS OF AROUND 2.5 ACRES (STMS)

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Fernlea, Main Road, Ormesby, Norfolk, NR29 3LN

2

ENTRANCE

With glazed double doors in from the front aspect, this wide reception area has a vaulted ceiling and archway leading to the Kitchen/dining room.

KITCHEN/DINING ROOM

This truly impressive room provides exceptional entertaining space, having a Sonos sound system, and windows to three aspects offering views over the garden. A set of French doors and bi-fold doors open to the front aspect where there is a block paved terrace. The high specification kitchen is fitted with an extensive range of base units with contrasting granite worksurfaces over with inset sink units. Further storage is provided by wall cabinets and larder units. A large, matching, split level island provides further workspace and storage as well as incorporating a breakfast bar. A feature fireplace provides space for a range style cooker, while fitted appliances include microwave, coffee machine, two dishwashers, teppanyaki and charcoal grills as well as deep fat fryer. Within the large dining area there is an impressive, exposed brick fireplace housing a wood burning stove on a raised pamment hearth. Either side of this fireplace there is access to the main reception room.

DAY LOUNGE

This generous reception room has a set of French doors leading out to the front aspect, and exposed brickwork to one wall. From this room a lobby, which houses the stairs to the first landing, leads to the tv room.







TV ROOM

A well-proportioned room with windows to the front aspect and exposed beams to the ceiling, a brick lined fireplace houses a second wood burning stove, on a raised hearth with bressummer beam over. From this room there is access to the hall, and a spiral staircase leads up to bedroom 5.



BEDROOM 5

A double bedroom, with window to the front aspect.

HALL

Having a solid wood 'gothic' style door from the front aspect, stairs lead up to the second landing.

SNUG

With window to the front aspect This room features an impressive inglenook fireplace with a raised hearth and bressummer beam. There is access from this room to the rear hall.



STUDY

Fitted with leather reclining chairs.

REAR HALL

Having door in from the rear, and second, glazed door, to the side opening to a pathway leading back round to the front of the house.

CLOAKROOM

With wc and hand wash basin, A feature has been made of original dairy arches.

KITCHEN

A useful second kitchen, giving the property great flexibility, this room is fitted with storage units to two walls, with inset sink unit, fitted cooker and dishwasher. Tiled floor, and exposed beams. This room also has a fireplace housing a disused range.

LANDING 1

Fitted storage.

BEDROOM 1

This generous principal bedroom has windows to the front aspect offering open views, and French door opening onto a Juliet balcony. Two walk in wardrobes provide plenty of storage.

EN-SUITE

With shower in oversized cubicle, and hand wash basin, there is a separate cloakroom alongside the en-suite.

BEDROOM 2

Another generous room with window giving an open view. From this bedroom steps with wrought iron balustrades lead up to a further room, which could be a seventh bedroom. From this area a door opens to a second Juliet balcony, and there is also a dressing room.





SHOWER ROOM

Fitted with a shower in corner cubicle, wc, and hand wash basin.

LANDING 2



BATHROOM

A fantastic bathroom, with free standing bath, wc and hand wash basin.

BEDROOM 3

With window to the front aspect.

BEDROOM 4

With window to the front aspect, this room also benefits from a shower in fitted cubicle.

BEDROOM 6

With window to the side aspect.



Fernlea, Main Road, Ormesby, Great Yarmouth



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The position & size of doors, windows, appliances and other features are approximate only.

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£1,250,000

From the road there are two sets of electric gates, one set leads to a utility area, while the other opens onto the wide sweeping driveway which leads past the stable block to a wide parking area in front of that garage. The stable block, which is currently used for storage, has three boxes and a tack room. The large garage has four bays, each with an electric roller door, and separate wc. Above the garage is a large storeroom with dormer windows. Also accessed from the drive is the external home office, ideal from those working from home.

Steps lead down from the driveway to the extensive block paved terrace which provides lovely outside entertaining space with central water feature., this terrace continues alongside the house to a 'hidden' area offering an ideal barbecue area. The bulk of the grounds lies to the front of the property and are laid to lawn with numerous specimen trees, and mature hedging. In total the gardens and grounds extend to around 2.5 acres (STMS).



EPC Rating: D
Council Tax Band: D
Tenure: Freehold

Viewing by appointment with our
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