



3 Bedroom House
39 Pascoe Drive
Great Yarmouth, NR29 3TE

Sefftons
ESTATE & LETTING AGENT

£250,000

www.sefftons.co.uk

openreach



39 Pascoe Drive, Great Yarmouth, NR29 3TE

FANTASTIC, SEMI DETACHED FAMILY HOME in the POPULAR VILLAGE of Ormesby. The property offers spacious accommodation throughout, including a master bedroom with ensuite and a recently converted garage. Call Sefftons TODAY to organise your viewing.

THE PROPERTY

The front door opens to an entrance porch, providing a handy area for removing coats and shoes, and opening to the living room.

From here, a door opens to the converted garage- a versatile space lending itself to a home office, or acting as a fourth double bedroom.

Heading towards the rear of the property, you will find the hallway with stairs rising to the first floor and a downstairs W.C.

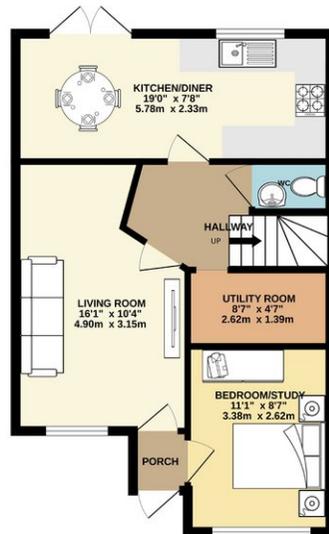
Completing the ground floor accommodation is the kitchen/diner which has French doors opening out to the rear garden, which is supported by a separate utility space.

Up on the first floor are three well proportioned, double bedrooms, including a master bedroom with ensuite shower room, in addition to a three piece family bathroom suite.

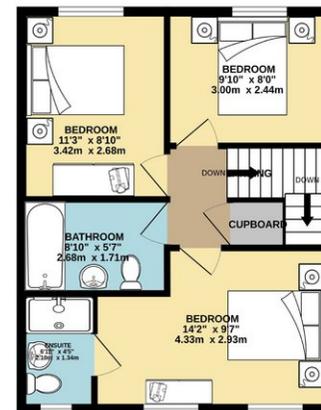
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

GROUND FLOOR
514 sq.ft. (47.7 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA: 956 sq.ft. (88.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan, consented floor, 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 is given to their operability or efficiency can be given.
 Made with Metropac C2024

Sefftons
ESTATE & LETTING AGENTS