

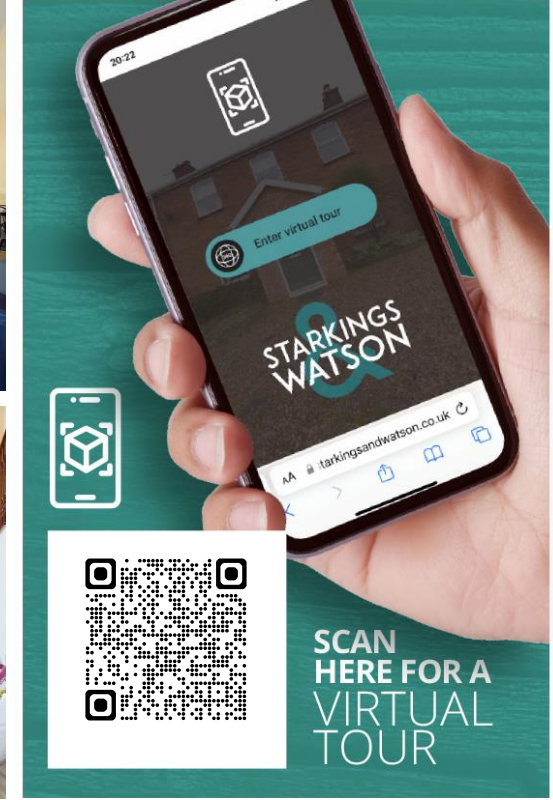
MARTHAM ROAD

Hemsby, Great Yarmouth NR29 4NQ

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01603 336116

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STARKINGS & WATSON

- Detached Family Home
- Rural Setting With Field Views
- 19' Study Giving Annex Potential
- 17' Kitchen/Dining Room
- Stunning 17' Sitting Room With Vaulted Ceiling
- Three Double Bedrooms
- Set Upon 0.33 Acre Plot (stms)
- Private & Enclosed Rear Garden

IN SUMMARY

A STUNNING DETACHED FAMILY HOME offering a wealth of VERSATILE LIVING SPACE set upon a 0.33 ACRE PLOT (stms) whilst offering over 2376 Sq. Ft of internal accommodation (stms). A breath-taking 17' sitting room sits overlooking the PRIVATE REAR GARDEN with tall VAULTED CEILINGS, exposed wooden beams and FIREPLACE. The ground floor also offers a kitchen/dining room with INTEGRATED APPLIANCES, separate FAMILY ROOM and the main bedroom with EN-SUITE, just one of the THREE BEDROOMS on offer with a further two on the first floor along with the SPACIOUS family bathroom. The property also offers potential for an ANNEX conversion (stp) in the space currently formed by the STUDY, utility room and additional SHOWER ROOM.

SETTING THE SCENE

The property is found sitting opposite farmed fields nestled behind privacy giving trees and hedges and a low level brick wall. Turning into the concrete driveway, you will find ample space for parking multiple vehicles on the tree lined driveway.

THE GRAND TOUR

As you step inside you are met with the long entrance hallway and porch ideal for slipping off your shoes after enjoying one of the many gorgeous walks or after a trip to the beach all of which can be found on your door step. To your left is the potential annex space currently serving as a home office/study. A dual aspect room with carpeted flooring and built in storage, leading to the tiled utility room which houses the 2023 installed oil heating system and plumbing for appliances which could easily make a separate kitchen space if required. Sitting next to this room is the ground floor shower room with tiled flooring and corner shower cubicle. Heading down the hallway you will next find the kitchen/dining room space fitted with a wide range of wall and base mounted storage with wooden work surfaces all set around a central island conducive to a sociable atmosphere for hosting family and friends. Through from here is the versatile family room/dining room with uPVC French doors onto the rear garden creating a versatile space ideal for busy family life. The sitting room springs into life as you round the corner with stunning tall vaulted ceilings adorned with exposed wooden beams, tall glass window overlooking the rear garden and French doors for easy access plus an exposed red brick fireplace with a woodburner. Behind this is the central hallway, an alternate entrance way for the property with large integrated storage and the stairs to the first floor. From the central hallway is the main bedroom, a dual aspect double bedroom with ample floor space for additional soft furnishings as well as an extensive en-suite bathroom complete with bath



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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and wall mounted shower. The first floor comes with more additional storage options and stunning natural light flooding in, before you reach the main landing you can take a seat in the reading nook overlooking the sitting room. From the landing you can find two further double bedrooms both with built in wardrobes and carpeted flooring whilst both rooms have easy access to the three piece family bathroom suite, with integrated storage and a shower over the bath.

THE GREAT OUTDOORS

Immediately as you exit into the rear garden you will find a large flagstone and brick weave patio seating area with mature and colourful hedge borders and planting edges, perfect for privacy and for those who love to garden. Beyond this is a predominantly lawn garden space with privacy at the forefront giving room for additional sheds and storage.

OUT & ABOUT

The coastal village of Hemsby is located approximately eight miles north of Great Yarmouth. The village is well served with local amenities including post office, shops, doctors and dental surgeries. Within close proximity is a primary school, high school in the neighbouring village, garage, village hall, sports field and regular bus service. Hemsby is a well-known seaside resort with a wonderful sandy beach and has been popular with generations of holidaymakers.

FIND US

Postcode : NR29 4NQ

What3Words : ///tickling.comment.brand

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

Approximate total area^m
237.63 ft²
220.77 m²

Reduced bedroom
6.19 ft²
0.57 m²

(†) Excluding balconies and terraces

Reduced bedroom
(below 1.5m x 2ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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