

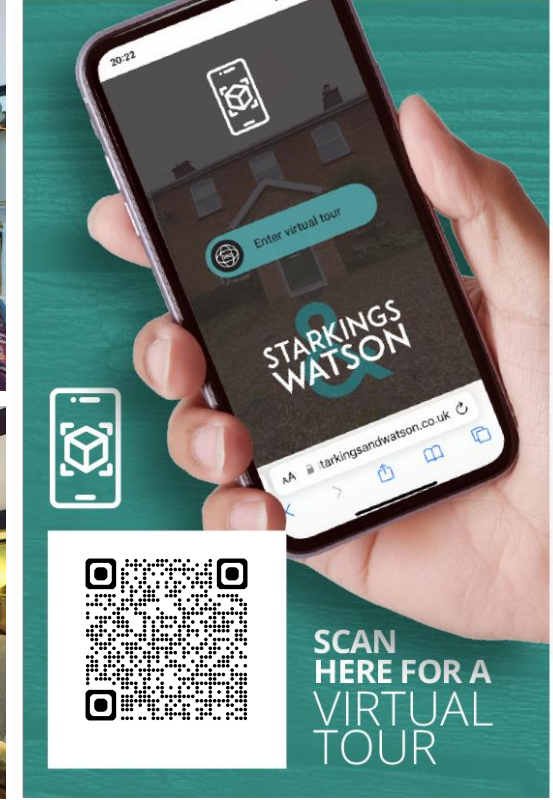
THE STREET

Hemsby, Great Yarmouth NR29 4EU

Freehold | Energy Efficiency Rating : F

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STARKINGS & WATSON

- No Chain!
- Semi-Detached Cottage
- Full Of Character Features
- Set Upon 0.44 Acres (stms)
- 29' Sitting Room With Wood Burner
- Four Double Bedrooms In Main Residence
- One Bedroom Self Contained Annex
- Private & Enclosed Rear Garden

IN SUMMARY

NO CHAIN. This charming and truly individual SEMI-DETACHED CHARACTER COTTAGE with a one bedroom SELF-CONTAINED ANNEXE, having stood proudly in the heart of this COASTAL VILLAGE for over 200 years. Occupying a plot measuring approx. 0.44 acres (stms), the main residence offers fantastic OPEN PLAN living on the ground floor with a 28' KITCHEN/DINING room and a 29' SITTING/DINING ROOM featuring a WOODBURNER and exposed timber beams. The first floor gives way to FOUR DOUBLE BEDROOMS, family bathroom and EN-SUITE SHOWER ROOM - all warmed by a 2020 installed LPG GAS fired CENTRAL HEATING system with a 2024 installed tank. The annexe can be accessed in the rear garden, offering one large 17' bedroom, sitting room with WOODBURNER, kitchen and SHOWER ROOM all set within the colourful PRIVATE REAR GARDEN.

SETTING THE SCENE

The property stands proudly in the heart of this village with a large brick weave frontage allowing for ample off road parking and further driveway to the side of the home. While there are two former doors to the front of the property, access comes to the rear of the home directly into the kitchen.

THE GRAND TOUR

Stepping into the kitchen you will find a brilliantly open space with lowered ceilings with exposed beams running across them and a split living space formed of the kitchen and dining room. The kitchen space offers an array of wall and base mounted storage set around wooden work surfaces with a tile splash back leaving more than enough room for a washing machine, dishwasher, fridge, freezer and range gas cooker and hob with extraction above. The second part of this space leads you to the formal dining area, with porch entrance coming off this and tiled flooring ideal for slipping off shoes and coats after a long walk on the beach. The sitting room is a generous space leaving plenty of room for your own interpretation of layout of soft furnishings, this versatile living space also features a cast iron woodburner to enjoy on those colder nights. The first floor landing gives access to all bedrooms as well as the three piece family bathroom, a dual aspect space featuring a shower over the bath and gas radiator. The first two double bedrooms come at the front of the property where both are almost identical in size with carpeted flooring, individual décor, built in wardrobes with the larger one benefiting from an en-suite WC. The next two bedrooms come with a rear facing aspect and have been altered in a way to present a double bedroom and dress room with en-suite shower room too. The original door for the dress room can be reopened on the landing and the existing door between the rooms closed therefor creating two separate bedrooms once more if so desired. Accessed via the garden, the annex has been decorated in a period fashion and makes for an excellent addition to any home with a formal sitting room with uPVC French doors into the rear garden and tall modern woodburner leading into a three piece shower room with



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electric shower and vanity storage. The kitchen sits just behind the sitting room with ample storage, sink and space for multiple white goods. And finally, the 17' bedroom sits across the front of the annex, a large dual aspect space leaving ample floor space for soft furnishings. While this space is ideal for family, friends and guests it could make the ideal home office, gym or studio.

THE GREAT OUTDOORS

The south facing rear garden reaches backwards featuring no less than five timber sheds for additional storage and usage, two patio seating areas, bespoke stone Pizza oven and fire pit, making it perfect for busy family living being predominantly laid to lawn with mature and diverse planting borders adding colour and texture throughout.

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

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VIRTUAL TOUR

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

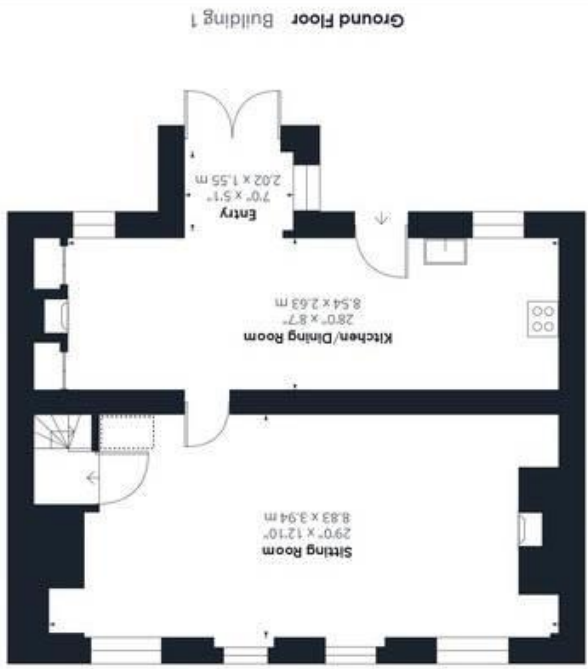
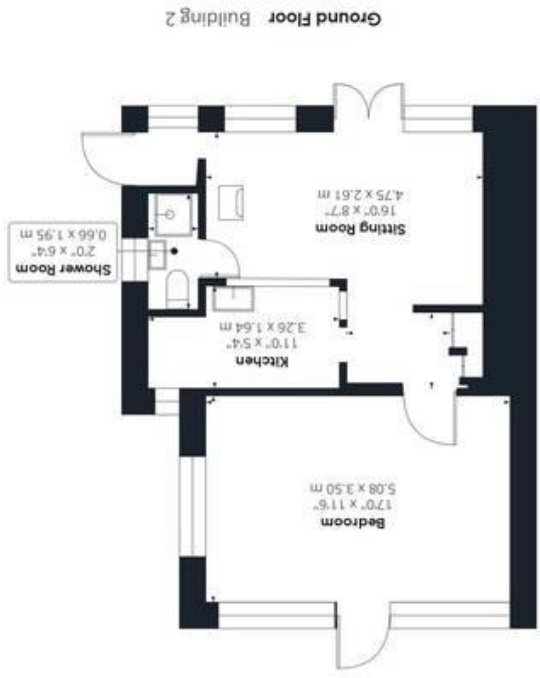
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Price:



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GIRAFFE 360

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[] Reduced headroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Approximate total area^m
1719.64 ft²
159.76 m²
8.29 ft²
0.77 m²
Reduced headroom