

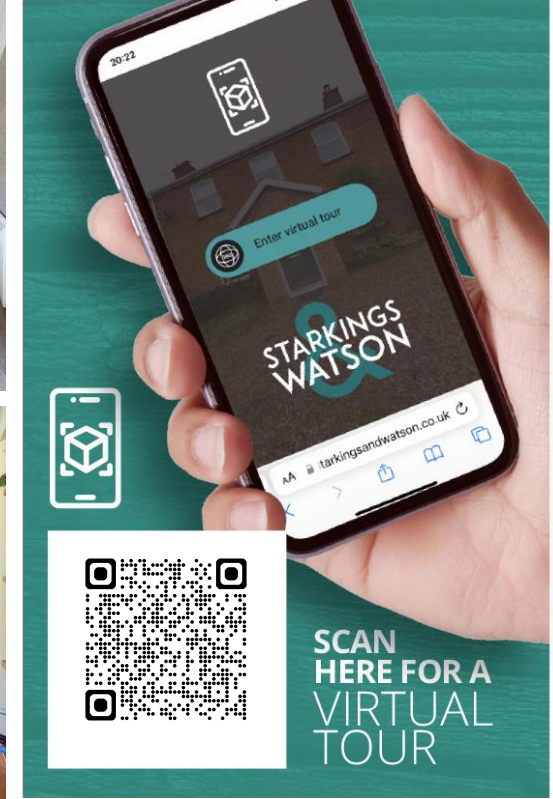
SOUTH ROAD

# Hemsby, Great Yarmouth NR29 4JH

Freehold | Energy Efficiency Rating : C

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

# FOR SALE PROPERTY



arla | propertymark

PROTECTED

naea | propertymark

PROTECTED



For our full list of available properties, or for a FREE INSTANT online valuation visit

[starkingsandwatson.co.uk](http://starkingsandwatson.co.uk)



# STARKINGS & WATSON



- Detached Bungalow
- Built in 2007 by Current Owner
- 19' Sitting Room
- 25' Kitchen & Dining Room
- Three Double Bedrooms
- Driveway & Garage
- Private Gated Access
- Tucked Away Location

### IN SUMMARY

Built in 2007 and only having ONE OWNER this DETACHED BUNGALOW is pleasantly tucked away just a stones throw from the golden sands of Hemsby BEACH and SEA. With a tall PRIVATE gated access this property offers space both internally and externally whilst being accessibility friendly for those with mobility issues. Measuring some 1274 SQ. Ft in total (stms) the accommodation offers a 19' DUAL ASPECT sitting room, well-lit 25' KITCHEN/DINING ROOM and family room, THREE DOUBLE BEDROOMS all making use of a sizeable FAMILY BATHROOM and the main bedroom an EN-SUITE shower room. Externally, the garden is fully enclosed by timber fencing with privacy giving trees surrounding the home, a lawn garden and AMPLE OFF ROAD PARKING leading to a brick GARAGE also.

### SETTING THE SCENE

The property is approached via a private road with the home emerging to your right neatly tucked away behind tall privacy giving wooden gates opening to reveal an L-shape driveway suitable for multiple

vehicles leading to the property and detached brick garage/workshop to your right.

### THE GRAND TOUR

As you step inside you are met with a larger than average tiled hallway ideal for those with mobility issues whilst also giving an airy and spacious feel to the property, a theme that continues as you move throughout this home. To your left is the dual aspect sitting room with carpeted flooring underfoot, radiator and French uPVC double glazed doors onto the garden patio beyond. Sitting behind here is the open plan kitchen, dining and family room with the same tiled flooring underfoot this room could easily be closed off with an access into the hallway making an additional bedroom, study or playroom if so desired. Within the kitchen there is an array of wall and base mounted storage set around wooden effect work surfaces and tiled splash backs giving way to an integrated double oven and hob, fridge and freezer with space and plumbing for a washing machine. There is ample floor space for a formal dining table or potential kitchen island with a door leading to the rear garden with ramp access sitting in front of the family room with built in storage cupboard, uPVC double glazed window and radiator. The smaller of the three double bedrooms can be found down the hall and to your left, a good sized double room with carpeted flooring leaving room for additional storage solutions. Adjacent to this is the sizeable three piece bathroom with tiled floor and part tiled surround, this room could easily accommodate a shower as well with a bit of a restructure if needed. the second



To arrange an accompanied viewing please call our Centralised Hub on **01603 336116**



bedroom sits towards the front of the home, a dual aspect room currently used as a home gym/dress room this good sized double could also make the ideal bedroom or nursery next to the main room. The largest of the bedrooms comes with wooden flooring underfoot and a large window to the front of the home. This generous space leaves room for a large bed and many additional storage units as well as having use of an en-suite shower room with part tiled surround and frosted window.

#### THE GREAT OUTDOORS

The garden offers two flagstone patio seating areas with the main accessed via the French doors within the sitting room. The rest of the garden is laid to lawn and raised slightly from the patio all fully enclosed by wrap around timber fences, flowering hedges and smaller trees all adding colour and privacy.

#### OUT AND 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 4JH

What3Words : ///violinist.colonies.seatbelt

#### VIRTUAL TOUR

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

**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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:



For our full list of available properties, or for a FREE INSTANT online valuation visit

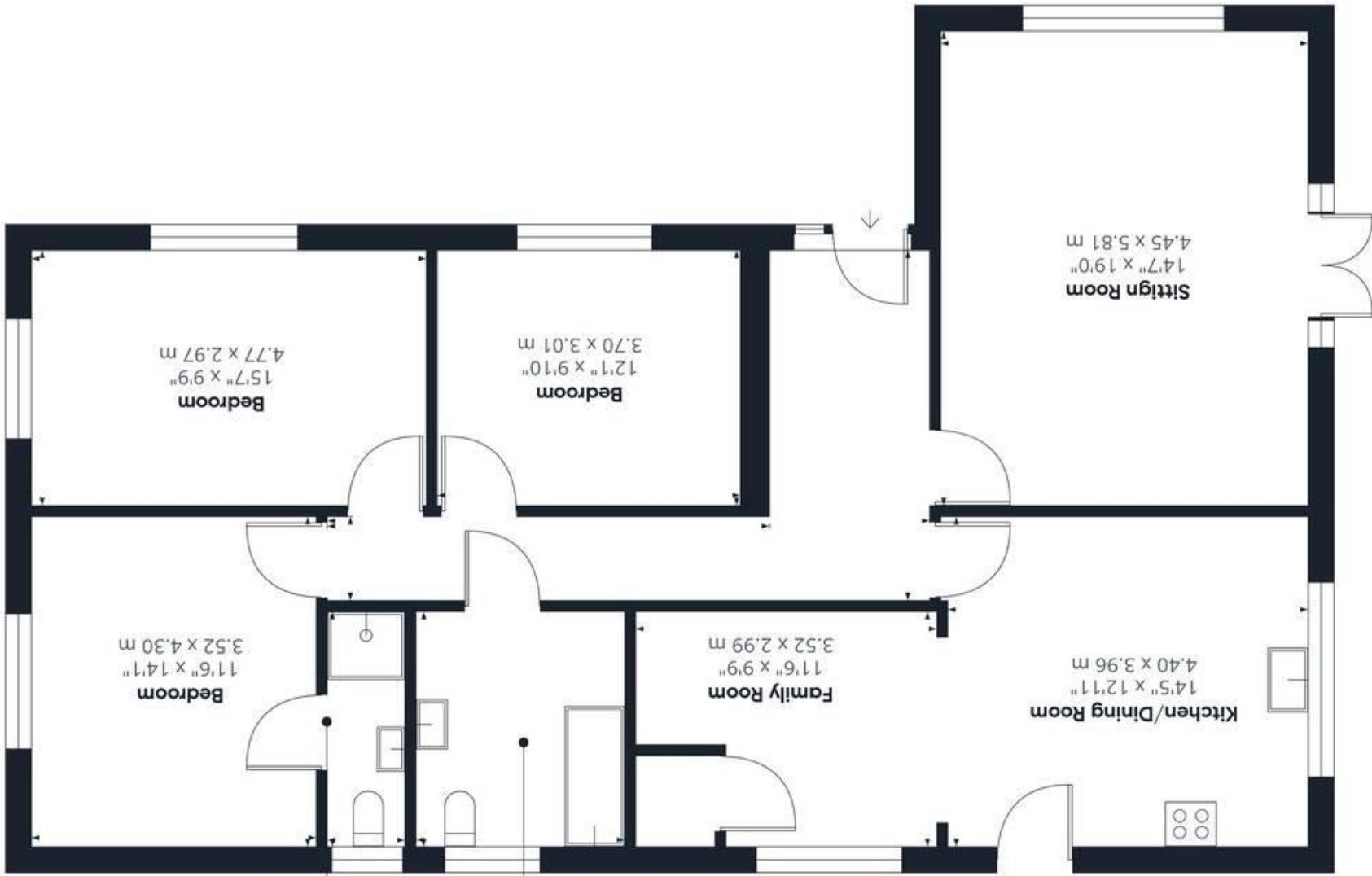
[starkingsandwatson.co.uk](https://starkingsandwatson.co.uk)



GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

(1) Excluding balconies and terraces



Approximate total area<sup>m</sup>  
1274.23 ft<sup>2</sup>  
118.38 m<sup>2</sup>