



Mill Road, Hemsby - NR29 4ND





## Mill Road

Hemsby, Great Yarmouth

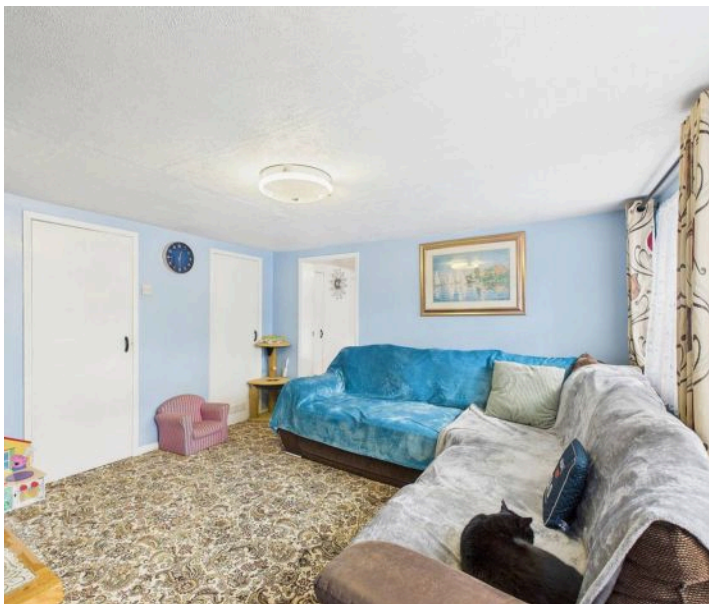
This stunning DETACHED half THATCHED house located on the fringes of the popular seaside village of Hemsby offers over 2150 sqft (STMS) providing a unique blend of modern comforts and period features with half of the property demolished and rebuilt from the ground up. The thatched portion of the house has been completely re-thatched with reed in 2021. The accommodation includes FOUR DOUBLE BEDROOMS all with BUILT-IN STORAGE with an 18' MAIN BEDROOM in addition to a WALK-IN WARDROBE and three piece ENSUITE bathroom. There is a 25' open plan KITCHEN/DINING room with BI-FOLD OPENING doors to the rear and adjacent FAMILY BATHROOM. Further, a spacious DINING ROOM and SITTING ROOM as well as a further RECEPTION ROOM and generously proportioned UTILITY ROOM.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: G

EPC Environmental Impact Rating: G



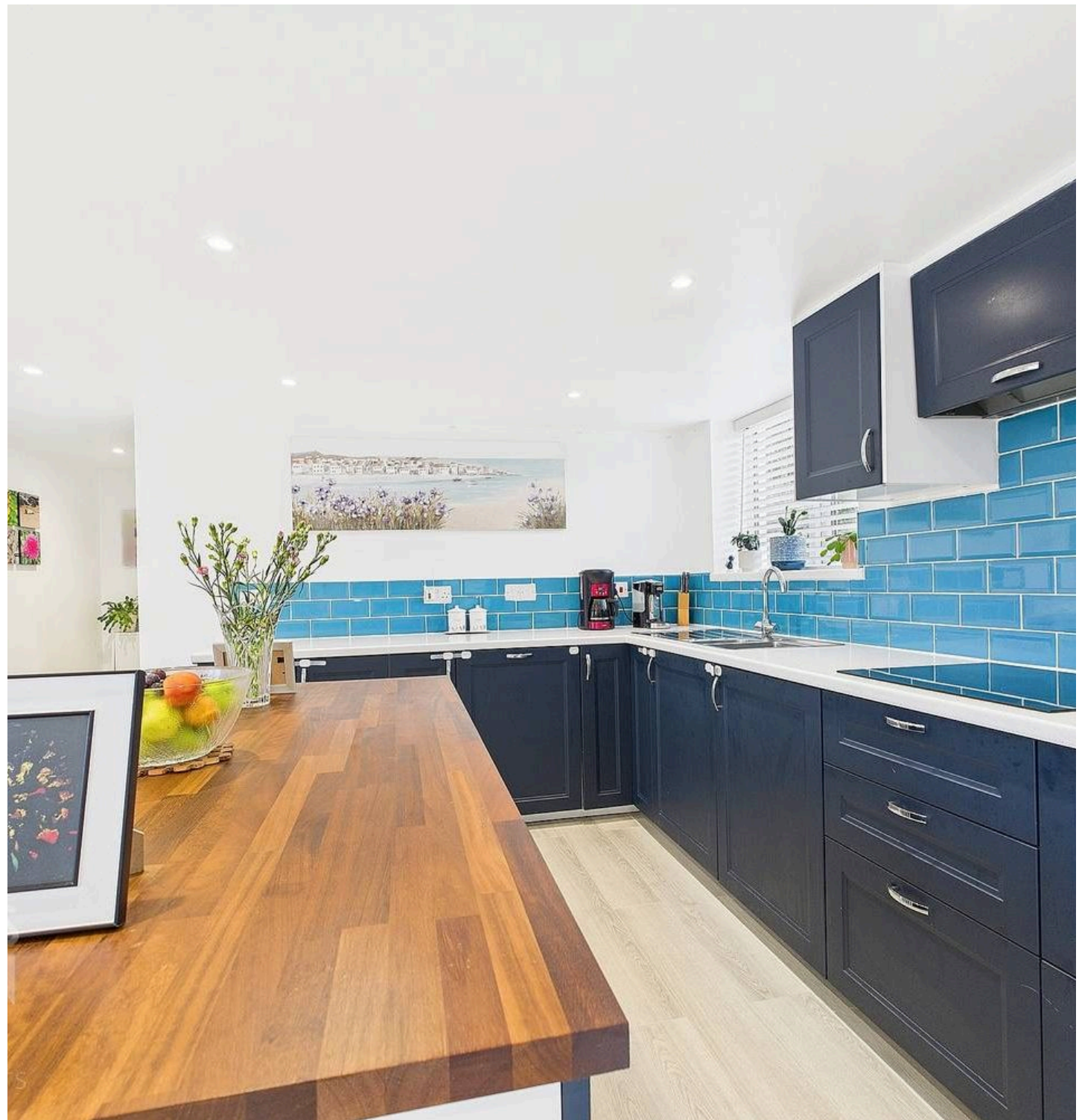


- Four Bedroom Detached Family Home
- Close Proximity to the Coast
- Character Features and Modern Design
- Sought After Location
- 25' Kitchen and Dining Room
- Four Reception Rooms
- Main Bedroom with Ensuite and Walk in Wardrobe / Dressing Room
- Versatile layout With Scope to Reconfigure

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.

#### SETTING THE SCENE

The property is approached from the main road into the enclosed shingle driveway providing ample parking space for multiple vehicles and immediate access to the main entrance. Adjacent to the property itself are multiple outbuildings, including a workshop, storage room and two carports.



## THE GRAND TOUR

The main entrance opens into a spacious hall, where light walls and characterful tiled flooring provide access to both wings of the house. To the right, you'll find the expansive 25-foot open-plan kitchen and dining room. The kitchen boasts a generously proportioned island with base cabinets and a wood worktop. Surrounding the island, navy blue wall and floor cabinets offer ample storage, while white worktops provide plentiful preparation space, complemented by light blue tiled splashbacks. Integrated appliances, including an oven, microwave, hob, and extractor, enhance functionality. The adjacent dining area, bathed in natural light from bi-folding doors, leads to the garden and comfortably accommodates a large dining table.

On the opposite side of the kitchen lies the family bathroom, featuring a contemporary and luxurious design, with floor-to-ceiling tiling, a heated towel rail, large bath and a vanity unit, with a sink and mixer tap. Ascending the first staircase, located above the kitchen/dining area, leads to the main bedroom. This room features warm wood flooring, large windows overlooking the front of the property, and a spacious walk-in wardrobe/dressing room. The adjoining ensuite bathroom offers a three-piece suite with a fitted vanity unit and toilet, a heated towel rail, floor-to-ceiling tiling and a glass-enclosed shower.

Returning to the entrance hall and proceeding to the thatched portion of the house, you will find the dining room, featuring fitted carpets, ample storage cupboards and a staircase to the first floor. The adjacent sitting room follows a similar design, with fitted carpets, large windows overlooking the front and an additional staircase to the first floor. The final reception room provides access to the utility room and a third staircase to the final first-floor bedroom. The utility room features light wood flooring, white walls and ceilings, space for white goods, storage, a stainless steel sink with mixer tap and exterior access. The remaining first-floor bedrooms, each with their own staircase access, provide plenty of space for furniture and double beds, completing the accommodation.

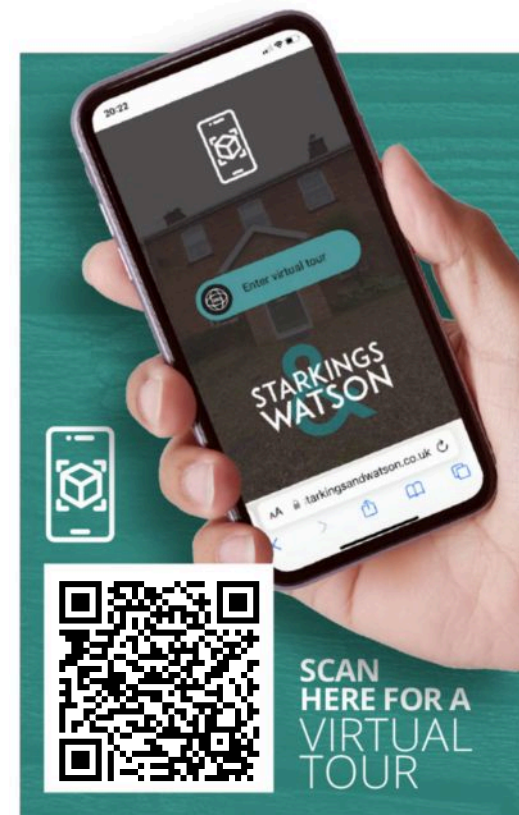
## FIND US

Postcode : NR29 4ND

What3Words : ///steps.backyards.trappings

## VIRTUAL TOUR

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











## THE GREAT OUTDOORS

The rear garden offers plentiful space, mostly laid to lawn, with tall mature hedging to either side of the property providing total privacy. A herb garden/vegetable patch occupies one side of the garden with a raised concrete seating area at the other.

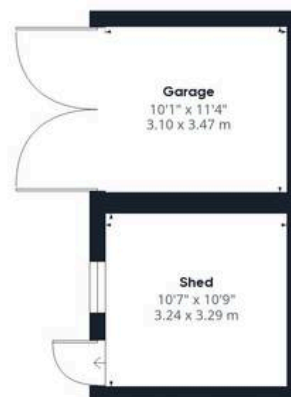




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**

2169.15 ft<sup>2</sup>

201.52 m<sup>2</sup>

**Reduced headroom**

137.89 ft<sup>2</sup>

12.81 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**





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