

**Aldreds**  
Estate Agents



North Road, Hemsby,  
Great Yarmouth, Norfolk, NR29 4LN

£435,000



**Aldreds are pleased to offer this well appointed detached residence offering immaculate presentation throughout.**

**The property sits in a desirable non estate location with accommodation comprising of a reception hall, cloakroom, lounge, open plan kitchen/dining room, conservatory, utility room. On the first floor there is a master bedroom with en-suite, three further good size bedrooms and luxury family bathroom.**

**Outside a sweeping driveway provides off street parking and access to an integral garage. To the rear is a southerly facing private garden.**

**The property also benefits from 2016 fitted double glazed windows, oil central heating and has a large roof space designed for extra accommodation (subject to consent).**

**An early viewing is recommended.**



#### **Recessed Storm Porch**

Outside lighting, part double glazed pvc entrance door to:

#### **Reception Hall**

Engineered wooden flooring, radiator, staircase to first floor with under stairs cupboard, doors leading off to:

#### **Cloakroom**

White suite comprising low level wc, pedestal wash basin, radiator, frosted double glazed window to front aspect, engineered wooden flooring.

#### **Kitchen/Dining Room** 20' 0" x 9' 7" (6.09m x 2.93m)

Fitted kitchen with a range of coloured wall and matching base units with granite effect work surface over, single drainer one and a half bowl stainless steel sink unit, built in electric double oven and four ring ceramic hob with extractor over, engineered wooden flooring, part tiled walls, double glazed window to rear aspect, sliding double glazed patio doors to conservatory, breakfast bar divider, radiator, tv point, space for a table in the dining area, door to:

#### **Utility Room** 8' 7" x 6' 5" (2.61m x 1.95m)

Fitted double wall and matching base unit with work surface over and space and plumbing for a washing machine and dishwasher, single drainer stainless steel sink unit, part tiled walls, radiator, personal door in to the rear of the garage, double glazed window to rear aspect, part double glazed pvc rear entrance door.

#### **Conservatory** 12' 5" x 10' 7" (3.79m x 3.22m)

Brick and pvc double glazed construction with pitched tinted polycarbonate roof over, radiator, French doors to rear garden, tv point, tiled flooring.

#### **Lounge** 16' 8" x 11' 5" (5.08m x 3.48m)



Plus double glazed bay window to front aspect and including the chimney breast with attractive fireplace with stone surround and inset living flame coal effect LPG fire, radiator, two tv points.

#### **First Floor Landing**

Built in airing cupboard with electric heated rail and shelving, radiator, access to the loft space with ladder (due to the design of the loft space the trusses allow the possibility of providing additional bedrooms - subject to the necessary building consents), doors leading off to:

#### **Bedroom 1** 17' 6" x 11' 6" maximum (5.33m x 3.50m maximum)

Built in double wardrobe cupboard, tv point, radiator, double glazed window to front aspect, door to:

#### **En-suite Shower Room**

Tiled shower cubicle with mains fed thermostatically controlled power shower fitting, full width vanity unit with inset wash basin and adjacent low level wc with concealed cistern, part tiled walls, radiator, chrome heated towel rail, extractor fan, frosted double glazed window to front aspect.

#### **Bedroom 2** 11' 5" x 8' 8" (3.49m x 2.63m)

Radiator, double glazed window to rear aspect, tv point.

#### **Bedroom 3** 10' 10" x 8' 7" (3.31m x 2.61m)

Plus recess and built in double wardrobe cupboard, radiator, double glazed window to front aspect.

#### **Bedroom 4** 9' 10" x 8' 7" maximum (3.00m x 2.62m maximum)

Radiator, double glazed window to rear aspect, telephone point.

#### **Family Bathroom**

New fitted bathroom suite comprising deep panel bath with separate mixer tap and mains fed shower over, modern grey gloss vanity unit with inset wash basin and adjacent low level wc with concealed cistern, grey designer radiator, tiled walls, extractor fan, frosted double glazed window to rear aspect.







### Outside

To the front of the property a sweeping block pavior driveway provides off street parking and access to the integral garage 19' x 8'4 (5.81m x 2.54m) with up and over door, power and lighting, personal door into the utility and also housing the oil fired boiler. The remainder of the front garden is lawned with established planted borders. A gated side access leads to the rear garden which faces a southerly direction which is low maintenance and paved with fenced boundaries.

### Tenure

Freehold

### Services

Mains water, electric and drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'D'



## Location

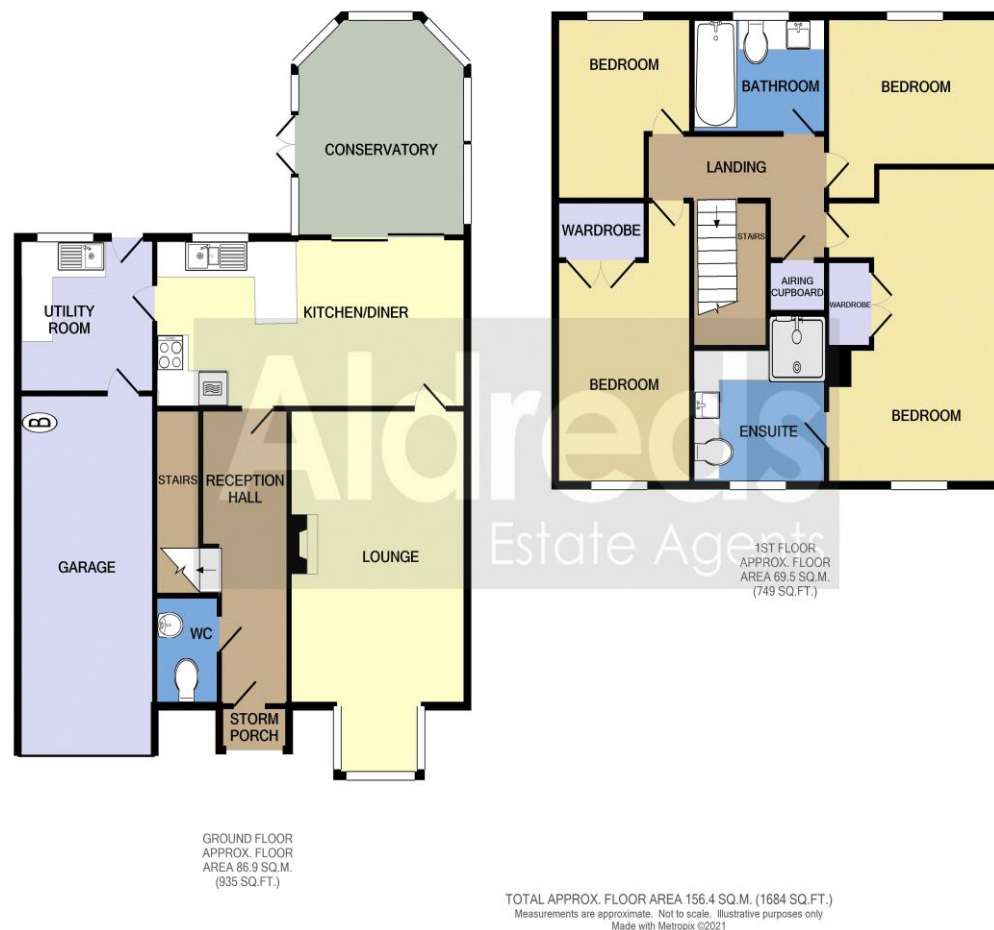
Hemsby is a coastal village approximately 7 miles north of Great Yarmouth. There is a variety of shops, post office, medical centre, first school with older children attending the middle and high schools in Martham, a school bus service link, regular bus service to and from Great Yarmouth. The beaches are one of the major draws of Hemsby, with miles of sandy coastline. Large sand dunes form a natural barrier between the beach and the village behind it. Hemsby is split into two parts: Hemsby Village and Hemsby Beach. Hemsby Village is mainly the residential area located about a mile inland. Kingway is an area of the village which includes a SPAR shop, hairdressers and Chinese restaurant. This is also the main location for buses into Great Yarmouth and Martham. The tourist-based part of the village lies along Beach Road and is commonly known as Hemsby Beach.

## Directions

From the Yarmouth office head north along the A149 Caister Road, continue past the Yarmouth Stadium, at the roundabout turn left onto the Caister Bypass, continue over the next roundabout into Jack Chase Way, continue over the next roundabout into Scratby Road, continue into Yarmouth Road, turn left staying on Yarmouth Road, continue over the crossroads with The Street into Waters Lane and follow on in to Martham Road. After a couple of hundred yards turn right at the forked junction in to North Road and the property can be found on the right hand side immediately past the turning in to Taylors Loke.

**EPC Rating – D (62)**

**Ref: Y11337/11/21**



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