

Aldreds
Estate Agents



The Laurels, Yarmouth Road, Hemsby,
Great Yarmouth, Norfolk, NR29 4NJ

£425,000

Available for occupation March 2022 - Aldreds are pleased to offer this new build detached bungalow boasting approximately 1300 sq.ft of living space. The bungalow will sit on a generous plot with a south/west facing rear aspect.

The accommodation comprises of a spacious entrance hall, large open plan kitchen/living room with a luxury fitted kitchen, utility room, master bedroom with en-suite shower room, two further double bedrooms, family bathroom, integral garage with electric door.

The bungalow will be finished to a very high standard and benefits from modern grey double glazed windows throughout with patio doors to the rear, air source central heating with underfloor heating, landscaped private front and rear gardens, ample off road parking.

Call for further details

Entrance Hall

With part double glazed composite entrance door, internal door to the garage, built in storage cupboard, doors leading off to:

Open Plan Kitchen/Living Room 26' 10" x 23' 11" maximum (8.18m x 7.3m maximum)

To be fitted with a quality kitchen with built in appliances and a breakfast bar (choice of colours and wall finish - subject to build stage) underfloor heating, double glazed patio doors on to the garden, double glazed window to side, door to:

Utility Room 11' 7" x 5' 3" (3.52m x 1.60m)

To be fitted with cupboards to match the kitchen with work surface over, part double glazed door to side aspect, underfloor heating.

Bedroom 1 13' 9" x 12' 5" (4.2m x 3.78m)

Underfloor heating, double glazed window to front aspect, door to:

En-Suite Shower Room 10' 0" x 3' 11" (3.04m x 1.2m)

To be fitted with a shower cubicle with mains fed shower, vanity unit with wash basin, low level wc with concealed cistern (choice of fittings and wall finish - subject to build stage), extractor fan.

Bedroom 2 12' 4" x 11' 9" (3.77m x 3.58m)

Underfloor heating, double glazed window to side aspect.

Bedroom 3 10' 4" x 9' 10" (3.14m x 3.00m)

Underfloor heating, double glazed window to side aspect.

Family Bathroom 11' 8" x 6' 3" (3.56m x 1.90m)

To be fitted with a panel bath, vanity unit with wash basin, low level wc with concealed cistern (choice of fittings and wall finish - subject to build stage), extractor fan, double glazed window to side aspect.

Integral Garage 19' 8" x 9' 10" (6.0m x 3.0m)

With electric roller blind door, power points, lighting, personal door in to the bungalow.

Agents Note

Please note that all measurements are scaled from plans and should be considered as approximate only. Specification is subject to change during the course of construction. Prospective purchasers should seek clarification prior to commitment to purchase.





Outside

The property sits on a generous plot with front and rear gardens to be landscaped with provision of a patio terrace. A driveway provides off street parking and access to the garage.

Services

Mains water. electric and drainage.

Council Tax

Great Yarmouth Borough Council - Band TBC



**ALL PHOTO'S ARE EXAMPLES
ORIGINALS TO FOLLOW**

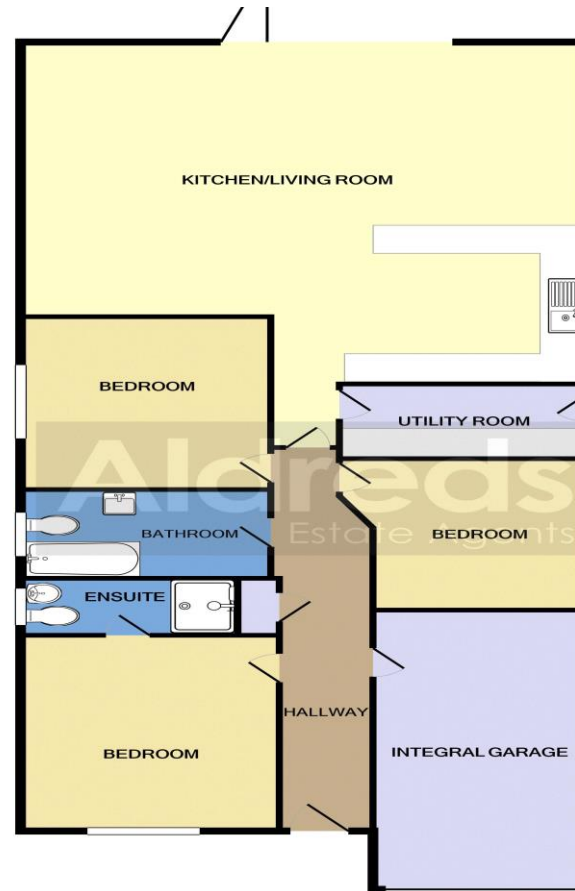
Location

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. Kingsway this is also the main location for buses into Great Yarmouth and Martham.

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 onto the village of Hemsby, turn left into Yarmouth Road and proceed to the property which can be found on the left-hand side, located by our 'For Sale' board.

Ref: Y11230/06/21



TOTAL APPROX. FLOOR AREA 137.9 SQ.M. (1484 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only
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