

**Aldreds**  
Estate Agents



12 Long Beach Estate, Hemsby, Great Yarmouth, NR29 4JD

£440,000





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# 12 Long Beach Estate

Hemsby, Great Yarmouth, NR29 4JD

- Panoramic Sea Views
- Highly Individual Detached Brick Built Bungalow
- Three Bedrooms (All With Access To An En-Suite)
- Double Glazed Windows
- Offered Chain Free
- Delightful Location
- Large Open Plan Lounge/Dining Room
- Full Width Sun Terrace
- Oil Central Heating
- Viewing Recommended

Situated in an enviable location Aldreds are pleased to offer this highly individual brick built detached bungalow providing panoramic views of the sea and Hemsby valley. The property has been finished to a good standard and offers a superb flexible living space comprising of an entrance hall leading to the spacious open plan lounge/dining room with feature wood burner, kitchen/breakfast room with built in appliances, utility room, cloakroom, master bedroom with jack and jill en-suite shower room, additional two bedrooms - one with an en-suite shower room and one with jack and jill en-suite. Outside is a driveway providing parking, wrap around gardens with a full width paved terrace providing far reaching views and access to an additional lower level garden area. The property is also very economical to run with the benefit of double glazed windows and oil central heating. An early viewing is recommended to appreciate this rare opportunity to purchase a sea view property. Offered Chain Free.



## Entrance Hall

Part double glazed composite entrance door, wood effect laminate flooring, deep built in double width storage cupboard, radiator, cover ceiling, doors leading off to:

## Cloakroom

Low level wc, vanity unit with inset wash basin, wood effect laminate flooring, radiator, extractor fan, frosted double glazed window to front aspect.

## Lounge/Dining Room

Superb room with double glazed French doors and window opening out on to the rear terrace providing spectacular views of the valley and sea beyond, fireplace with inset multi fuel cast iron room heater, three radiators, tv point, oak effect laminate flooring, door to inner hall.





### Kitchen/Breakfast Room 19'7" x 10'11" (5.97 x 3.33)

Cleverly designed to maximise the spectacular view over the valley and sea beyond and extensively fitted with cream wall and matching base units with polished finish work surface over, recess with electric range cooker, glass splashback and extractor hood over, one and a half bowl granite effect cast sink with mixer tap, integrated dishwasher, tile effect laminate flooring, radiator, two double glazed windows with fitted blinds, open access to:

### Utility Room 7'10" x 4'9" (2.39 x 1.45)

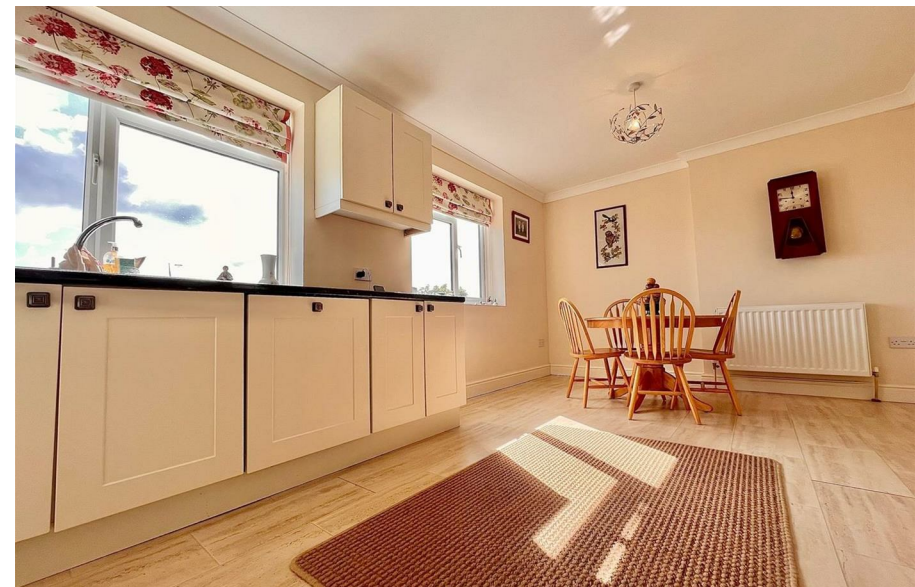
Fitted work surface with space and plumbing below for a washing machine, space for an American style fridge/freezer, tile effect laminate flooring, part double glazed pvc side entrance door.

### Bedroom 1

Two double glazed windows to front aspect, radiator, moulded fireplace, door to:

### 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, continue into Kingsway, at the mini roundabout, take the third exit into Beach Road, continue a short way along, turn left into Kings Loke, turn left into Long Beach Estate, then immediately right, continue as the road bears round to the left where the property can be found a short way along on the right hand side.



### Jack And Jill En-Suite Shower Room 9'0" x 8'11" (2.74 x 2.72 (2.75 x 2.73))

Walk in glazed shower cubicle with mains fed shower fitting, low level wc, vanity unit with inset wash basin, tiled flooring, frosted double glazed window to side aspect, chrome towel rail/radiator, interconnecting door to bedroom 3.

### Bedroom 2 10'9" x 9'9" (3.28 x 2.97)

Double aspect double glazed windows to front and side aspects, radiator, access to the loft space, door to:

### En-Suite Shower Room 10'9" x 3'10" (3.28 x 1.17)

Tiled shower cubicle with mains fed shower fitting, low level wc, vanity unit with inset wash basin, tiled flooring, extractor fan, frosted double glazed window to side aspect, chrome towel rail/radiator.

### Inner Hall

Accessed from the lounge/dining room with wood effect laminate flooring, door to:

### Bedroom 3 10'0" x 9'0" (3.05 x 2.74)

Double glazed window to side aspect, radiator, door in to the Jack and Jill En-suite.

### Outside

To the front of the property are well stocked borders with a variety of shrubs and bushes bordering. A gated access leads to a driveway providing parking and a gate to the side garden with a shed beyond which is access to the rear. Stretched across the rear of the property is a paved sun trap terrace with outside lighting providing panoramic views over the valley and sea. On the south side of the property is an additional side garden.

### Tenure

Freehold

### Services

Mains water, electric and drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'B'

### 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. Kings Way this is also the main location for buses into Great Yarmouth and Martham.

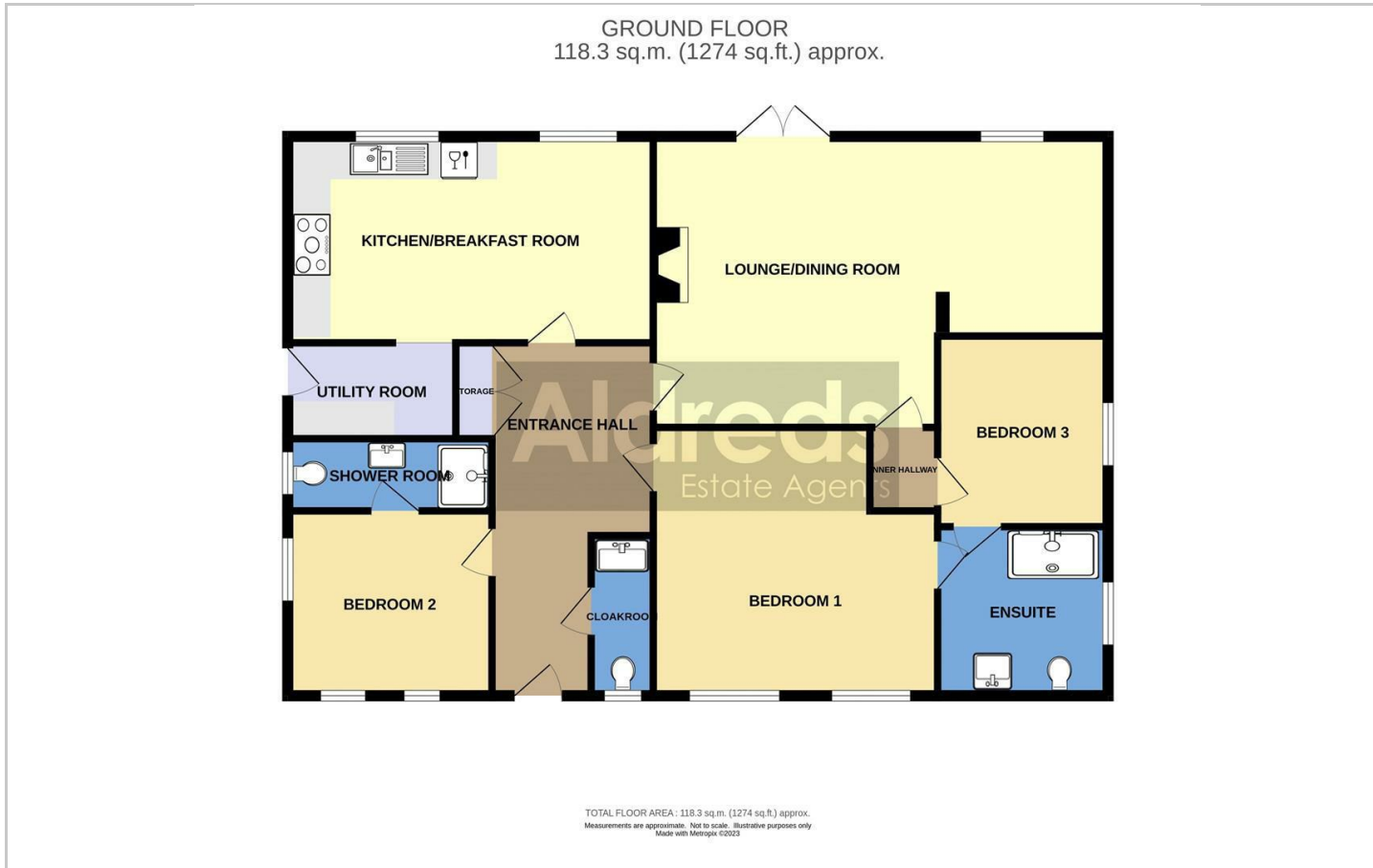
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### EPC Rating - TBC

Ref: Y11791/07/23/CF

## Floor Plans



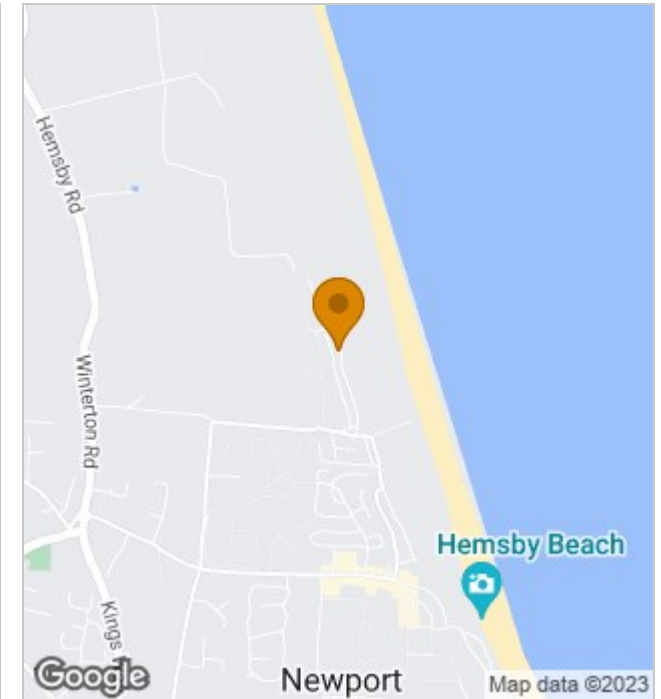
## Viewing

Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

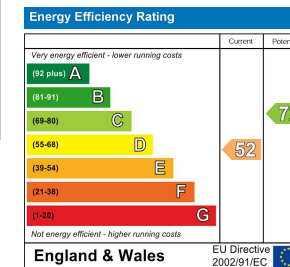
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## Location Map



## Energy Performance Graph



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