

Aldreds
Estate Agents



1 Four Acres Estate

Hemsby, Great Yarmouth, NR29 4JB

£230,000



1 Four Acres Estate

Hemsby, Great Yarmouth, NR29

A well maintained and attractively presented, non standard constructed detached bungalow on a generous elevated plot providing panoramic rear views over the marrams and sea beyond. The property offers spacious accommodation comprising of an entrance hall serving the study/bedroom three, shower room, dining room, living room, kitchen, conservatory, two bedrooms and an en-suite shower room to the main bedroom. Outside there are established gardens providing superb views, off street parking with space for a garage if required. The property also benefits from double glazed windows and electric heating and would make a superb retirement property or holiday home being a few steps to the beach.

Entrance Hall

Part double glazed pvc entrance door, electric radiator, doors leading off to:

Bedroom 3

9'0" x 7'3" (2.74 x 2.21)

Electric panel heater, double glazed window to side aspect.

Shower Room

Corner quadrant tiled shower cubicle with electric shower, low level wc, pedestal wash basin, tiled walls and flooring, electric fan heater, extractor fan, frosted double glazed window to rear aspect, chrome electric towel rail/radiator.

Dining Room

9'6" x 8'8" (2.90 x 2.64)

Electric radiator, double glazed window to rear aspect.

Living Room

13'9" x 9'10" (4.19 x 3.00 (4.18 x 2.99))

Fireplace with electric fire, electric radiator, tv point, telephone point, two double glazed windows to front aspect, double doors to:

Conservatory

13'3" x 9'7" (4.04 x 2.92 (4.05 x 2.93))

Brick and pvc double glazed construction with pitched polycarbonate roof over, tv point, lighting, double glazed French doors to rear.

Kitchen

19'6" x 7'4" maximum x maximum) (5.94 x 2.24 maximum x maximum))

Extensively fitted with medium oak fronted wall and matching base units with work surface over, space and plumbing for a washing machine and slimline dishwasher, recess with space for an electric cooker, part tiled walls, space for fridge/freezer, two double glazed windows to front aspect, electric radiator.

Bedroom 1

11'7" x 9'7" (3.53 x 2.92)

Including fitted wardrobes, tv point, double glazed window to rear aspect, open access to:





En-Suite Shower Room

Walk in tiled shower cubicle with mains fed thermostatic controlled shower, low level wc, pedestal wash basin, airing cupboard housing the hot water cylinder, part tiled walls, extractor fan, electric radiator and fan heater, double glazed window to rear aspect.

Bedroom 2

9'7" x 8'9" (2.92 x 2.67 (2.91 x 2.66))

Electric panel heater, double glazed window to front aspect.

Outside

The property sits on a generous plot with gated access to a side driveway one end of the bungalow and additional gates leading in to the southern end of the bungalow. At the rear is a full width garden which is mainly lawned with an area of block pavior suntrap patio running around the conservatory, timber summerhouse with decked seating area. The rear garden provides elevated panoramic views out to sea.

Tenure

Freehold

Services

Mains water, electric and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'A'

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.

Directions

On arriving in the village of Hemsby from Great Yarmouth, proceed along Kingsway to the mini roundabout, take the third exit into Beach Road, continue a short way along, take the second turning on the left into Kings Loke, continue along Kings Loke turning sharply to the right, continue onto the Four Acres Estate and follow the road down to the bottom and take the last turning on the right where the property can be found immediately on the left hand side.

EPC Rating - D (64)

Ref: Y11649/01/23



Floor Plan



Viewing

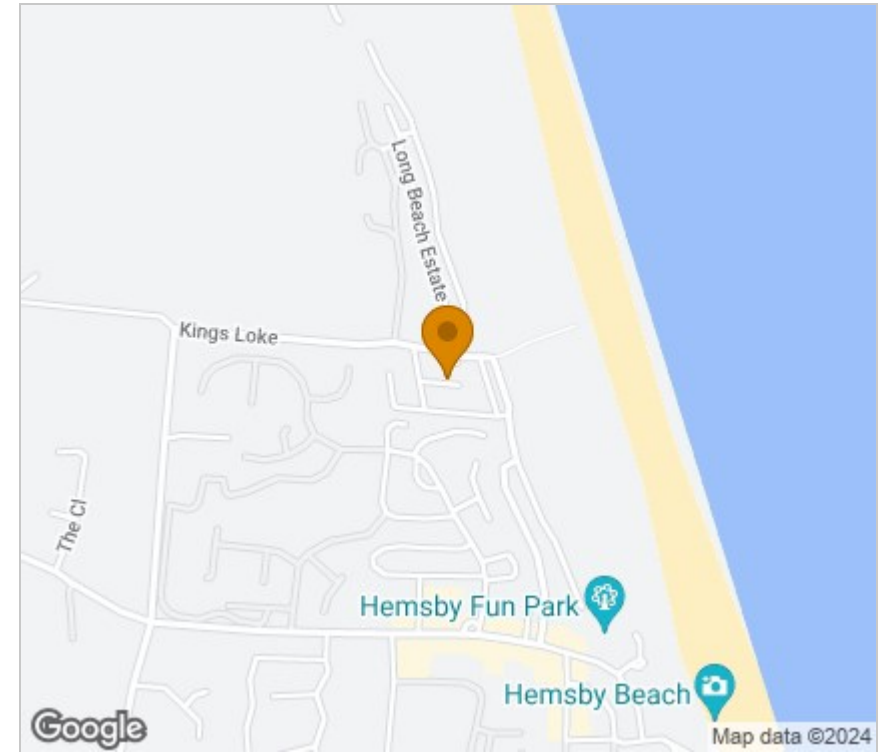
Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

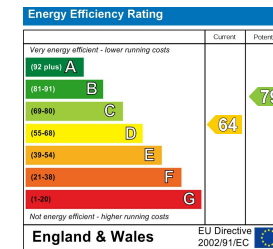
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

Area Map



Energy Efficiency Graph



17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ
Tel: 01493 844891 Email: yarmouth@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA