

**Aldreds**  
Estate Agents



Blue Sandy North Road

Hemsby, Great Yarmouth, NR29 4HE

£375,000



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## Blue Sandy North Road

Aldreds are pleased to offer this substantial modern detached bungalow in a non estate location close to the village centre. The property has been individually designed and offers very spacious accommodation comprising of an entrance lobby serving the reception hall, lounge, dining room, kitchen, master bedroom with en-suite shower room, two further double bedrooms and family bathroom. Outside there are wrap around lawned gardens with the patio doors leading on to the south end of the property. There is also a brick built garage and ample parking. The property also benefits from double glazed windows, electric and oil central heating and would make an ideal retirement property being so close to the village and local amenities.

### Entrance Lobby

Part double glazed pvc entrance door, tiled flooring, meter cupboard, part glazed door to:

### Reception Hall

Radiator, access to the loft space, night storage heater, fitted carpet, built in airing cupboard housing the hot water cylinder with fitted immersion heater, doors leading off to:

### Lounge

19'8" x 11'9" (6.00 x 3.59)

Double aspect room with double glazed window to front aspect, sliding double glazed patio doors to south facing side aspect, Freeview tv point, night storage heater, radiator, fitted carpet, open access to:

### Dining Room

10'4" x 9'6" (3.15 x 2.92)

Double glazed window to south facing side aspect, radiator, fitted carpet, double doors to:

### Kitchen

12'2" x 10'2" (3.71 x 3.12)

Fitted with a range of wood grain finish wall and matching base units with wood block work surfaces over, single drainer stainless steel sink unit, recess with electric cooker point, floor standing Grant oil fired boiler, part tiled walls, tiled flooring, radiator, electric fan heater, radiator, double glazed window to side aspect, part double glazed pvc rear entrance door.

### Bedroom 1

14'3" x 11'6" (4.35 x 3.52)

Night storage heater, radiator, wall mount tv point, electric fan heater, double glazed window to front aspect, fitted carpet, door to:

### En-Suite Shower Room

Double width tiled shower cubicle with electric shower fitting, low level wc, vanity unit with inset wash basin, tiled flooring, extractor fan, radiator, fitted mirror, frosted double glazed window to front aspect, electric fan heater.





#### Bedroom 2

12'5" x 10'11" (3.80 x 3.34)

Double glazed window to rear aspect, radiator, night storage heater, electric fan heater, fitted carpet.

#### Bedroom 3

10'6" x 9'10" (3.22 x 3.01)

Double glazed window to front aspect, radiator, electric fan heater, fitted carpet.

#### Family Bathroom

Four piece suite comprising corner quadrant tiled shower cubicle with electric shower, panel bath, vanity unit with inset wash basin, low level wc, mainly tiled walls, extractor fan, electric towel rail/radiator, radiator, frosted double glazed window to rear aspect.

#### Outside

The property is approached via a shared tarmac driveway which serves two properties and leads to the driveway for Blue Sandy providing parking and access to the brick and tiled single garage with up and over door, power and lighting. There are wrap around lawned gardens and a south facing patio area providing private aspects.

#### Tenure

Freehold

#### Services

Mains water, electric and drainage.

#### Council Tax

Great Yarmouth Borough Council - currently rated for business rates

#### 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.

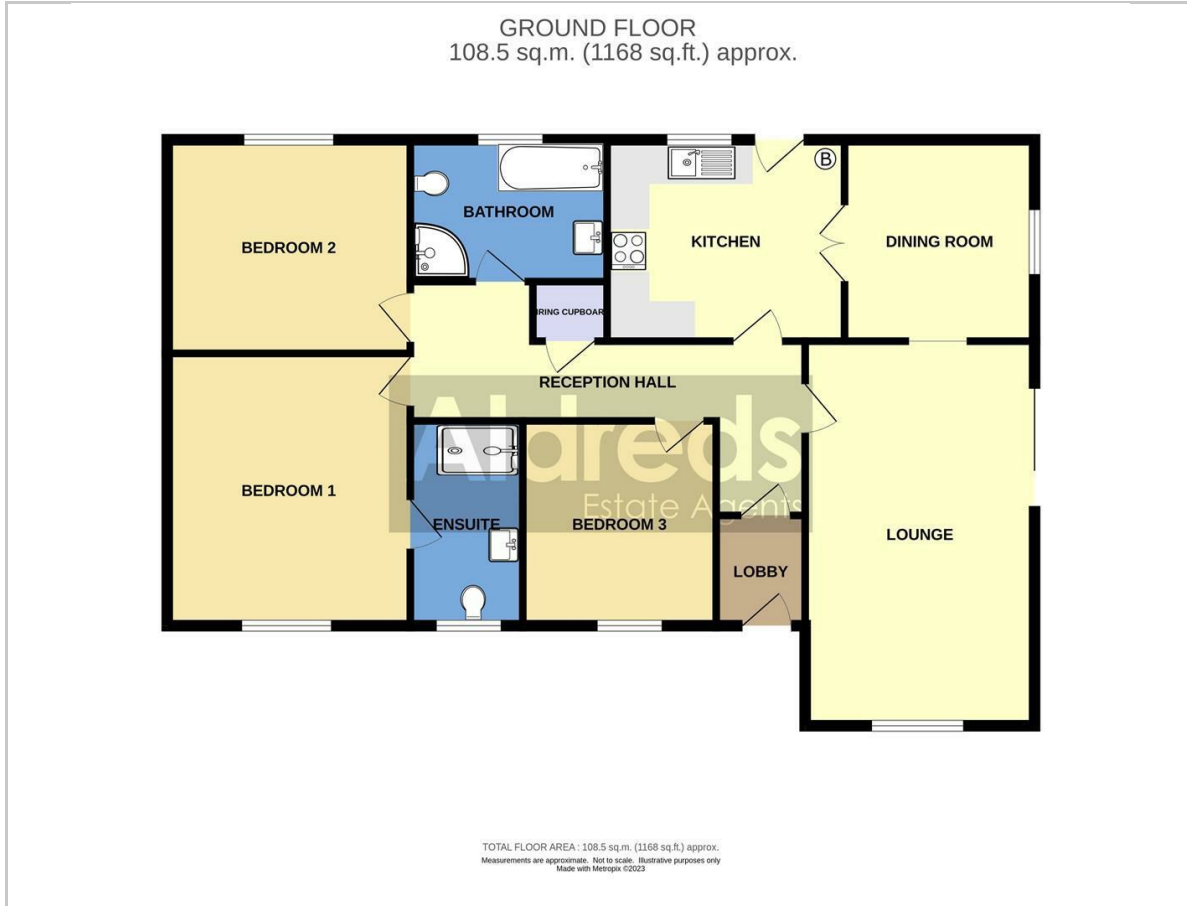
#### Directions

On arriving in the village of Hemsby from Great Yarmouth, proceed to the centre of the village and turn left before the parade of shops in to The Street and immediately right in to North Road. Continue up the hill just pass the doctors surgery where the entrance to Blue Sandy can be found on the right immediately after.

Ref: Y11924/11/23/CF



## 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

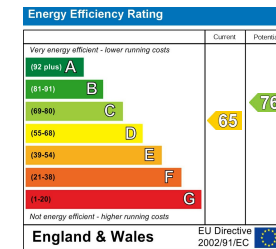
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## Area Map



## Energy Efficiency Graph



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