



26 Barleycroft

Hemsby, Great Yarmouth, NR29 4NS

Price Guide £210,000



26 Barleycroft

Guide Price £210,000-£220,000 Aldreds are pleased to offer this very well presented, three bedroom, semi detached house located in the popular coastal village of Hemsby. This well appointed property offers accommodation including an entrance porch, lounge, ground floor cloakroom, kitchen/dining room with appliances, landing serving three bedrooms and bathroom. The property also benefits from double glazed windows, electric central heating system, driveway parking, studio/garage and a pleasant enclosed low maintenance rear garden. Early internal viewing is highly recommended to appreciate this delightful family home.

Entrance Porch

Part double glazed pvc entrance door, double glazed window to side aspect, wall mounted fuse board circuit breaker, door to:-

Lounge

14'11" x 14'0" (4.57 x 4.27)

Attractive oak finish LVT flooring, double glazed window to front aspect, stairs rising to landing, radiator, power points, wall mount tv point, door to:

Cloakroom

Accessed from the lounge with low level wc, vanity unit with inset wash basin, electric radiator, extractor fan, oak finish LVT flooring.

Kitchen/Dining Room

14'11" x 9'9" (4.57 x 2.98)

range of fitted oak finish kitchen units with wall and matching base units with roll top work surface and tiled splashback, integrated electric oven, hob and stainless steel chimney extractor, stainless steel sink and drainer with mixer tap, space and plumbing for a washing machine, radiator, attractive oak finish LVT flooring, double glazed window to rear aspect, part double glazed pvc door to rear.

First Floor Landing

Fitted carpet, access to the loft space where the electric central heating boiler is housed, doors leading off to:

Bedroom 1

12'4" x 10'9" maximum (3.78 x 3.28 maximum)

Double glazed box bay window to front aspect, radiator, power points, fitted carpet.

Bedroom 2

11'1" x 10'9" (3.4 x 3.28)

Double glazed window to rear aspect, radiator, power points, fitted carpet.

Bedroom 3

7'10" x 6'6" (2.41 x 1.99)

Double glazed window to front aspect, radiator, power points, fitted carpet.





Bathroom

White suite comprising panel bath with shower fitting over, low level wc, pedestal wash basin with mixer tap, fully tiled walls, frosted double glazed window to rear aspect, heated towel rail/radiator, vinyl flooring.

Outside

To the front and side of the property is a gravelled garden and driveway providing off street parking with gates extending the driveway to the side to a car port and beyond to the former garage which has been turned in to a snug/work room with the original garage door still in place making it easy to re-instate as a garage. Alternatively it would make an ideal office and has been rewired with its own power source and lighting, personal door in to the garden. The rear garden has been designed for ease of maintenance and to provide sun trap seating areas with an open paved patio and covered patio seating area flanked by side borders and artificial grass. The rear garden is also fully enclosed on all boundaries and offers private aspects.

Tenure

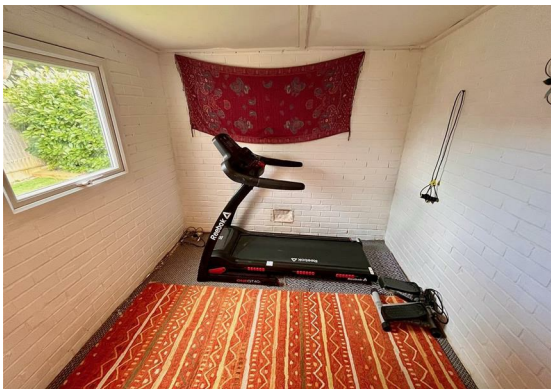
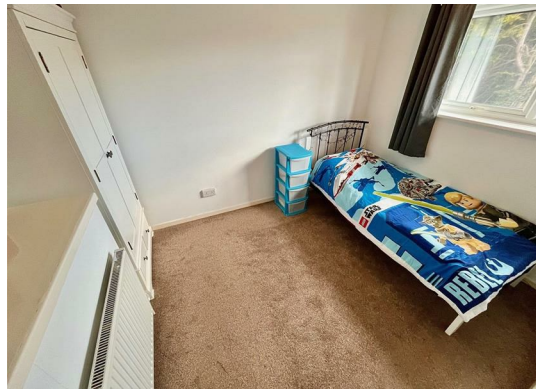
Freehold

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.

Directions

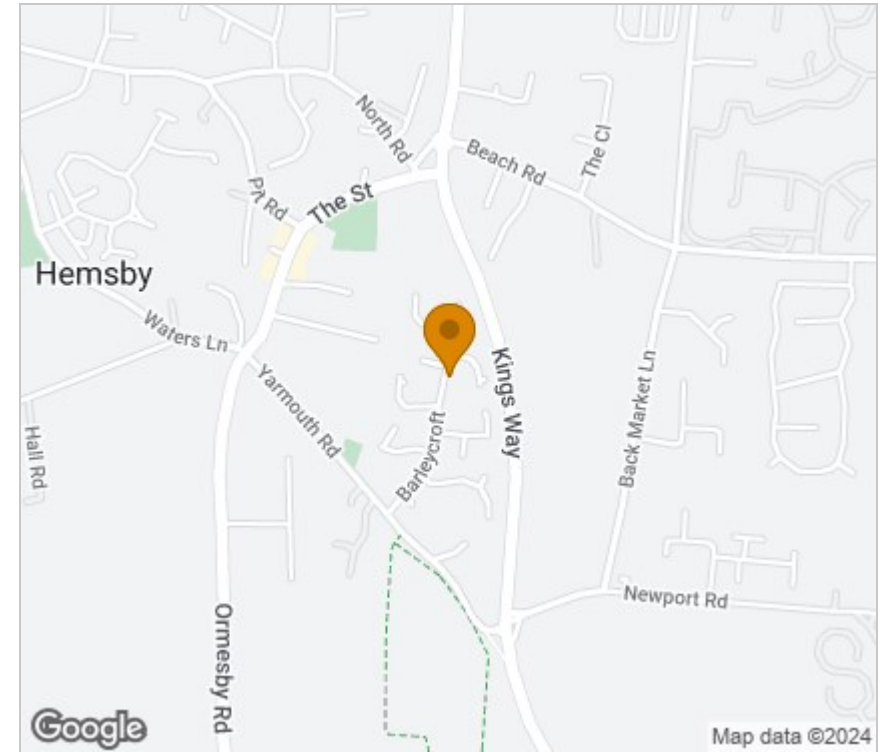
From the Yarmouth office head north along on the A149 Caister Road, continue past the Yarmouth Stadium, at the roundabout take the left hand exit onto the Caister Bypass, continue over the next roundabout into Jack Chase Way, at the Grange Hotel roundabout take the second exit into Scratby Road, continue for a further three miles to the outskirts of Hemsby Village, turn left into Yarmouth Road, continue for approximately 150 yards, turn right into Barleycroft, continue towards the end of the road where the property can be found on the right hand side.

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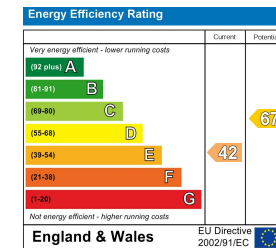
Floor Plan



Area Map



Energy Efficiency Graph



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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