

**Aldreds**  
Estate Agents



73 Martham Road

Hemsby, Great Yarmouth, NR29 4NQ

£300,000



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## 73 Martham Road

Aldreds are pleased to offer this deceptively spacious, extended linked detached bungalow in a superb non estate location overlooking farmland to the front aspects. The property would make an ideal retirement or family home with a flexible living space comprising of an entrance hall, inner hallway, open plan lounge/dining room, sun room, kitchen, three good size bedrooms and a shower room. Outside there are generous gardens with a southerly facing rear aspect, driveway and garage. The property also benefits from double glazed windows, oil central heating and is offered chain free. An early viewing is recommended.

### Entrance Hall

Part double glazed PVC entrance door with double glazed side panel, radiator, airing cupboard housing the hot water cylinder, doors leading off to:

### Bedroom 3

11'0" x 7'10" (3.35 x 2.39)

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

### Inner Hall

Range of fitted cupboards, power point, fitted carpet, doors leading off to:

### Bedroom 2

12'8" x 10'11" max (3.86 x 3.33 max)

Double aspect room with double glazed windows to front and side aspects, two radiators, power points, range of fitted bedroom furniture, fitted carpet.

### Inner Hall

Access to the loft space, fitted carpet, doors leading off to:

### Kitchen

10'4" x 8'9" (3.15 x 2.67 (3.16 x 2.66))

Double glazed window to front aspect, part double glazed door to side, range of modern fitted white kitchen units with wall and matching base units with roll top work surface and tiled splashback, stainless steel sink and drainer with mixer tap, plumbing for washing machine, electric double oven, ceramic hob and extractor, radiator, space for fridge/freezer.

### Shower Room

High level frosted double glazed window to side aspect, tiled walls, low level WC, pedestal hand wash basin, tiled shower cubicle with electric shower and shower seat, radiator.

### Bedroom 1

11'8" x 11'5" (3.56 x 3.48)

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

### Dining Room

8'2" x 8'10" (2.49 x 2.69 (2.48 x 2.7))

Frosted double glazed window to side aspect, radiator, power points, fitted carpet, open plan access to:-

### Lounge

23'1" x 9'7" (7.04 x 2.92)

Stone fireplace surround with open fire, full height double glazed window and double glazed door leading to rear garden, power points, tv point, radiator, sliding patio doors leading to:-

### Sun Room

9'10" x 5'11" (3.00 x 1.80)

Double glazed windows to side and rear aspects, double glazed French doors to garden, wall lighting.





### Outside

The property is approached with a spacious driveway leading to an attached single garage with up and over door, power and lighting and personal door in to the garden. The front garden is laid to lawn with low level brick wall and hedgerow to borders and boundary. The property faces across the Martham Road to open farmland. To the rear of the property there is a pleasant private enclosed lawned garden with patio area and ornamental pond flanking, mature hedgerow and close board panel fencing to boundaries, oil storage tank and boiler house where the oil boiler is located. The garden faces a southerly direction and is therefore very light and sunny.

### Tenure

Freehold.

### Services

Mains water, electric, drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'C'

### 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.

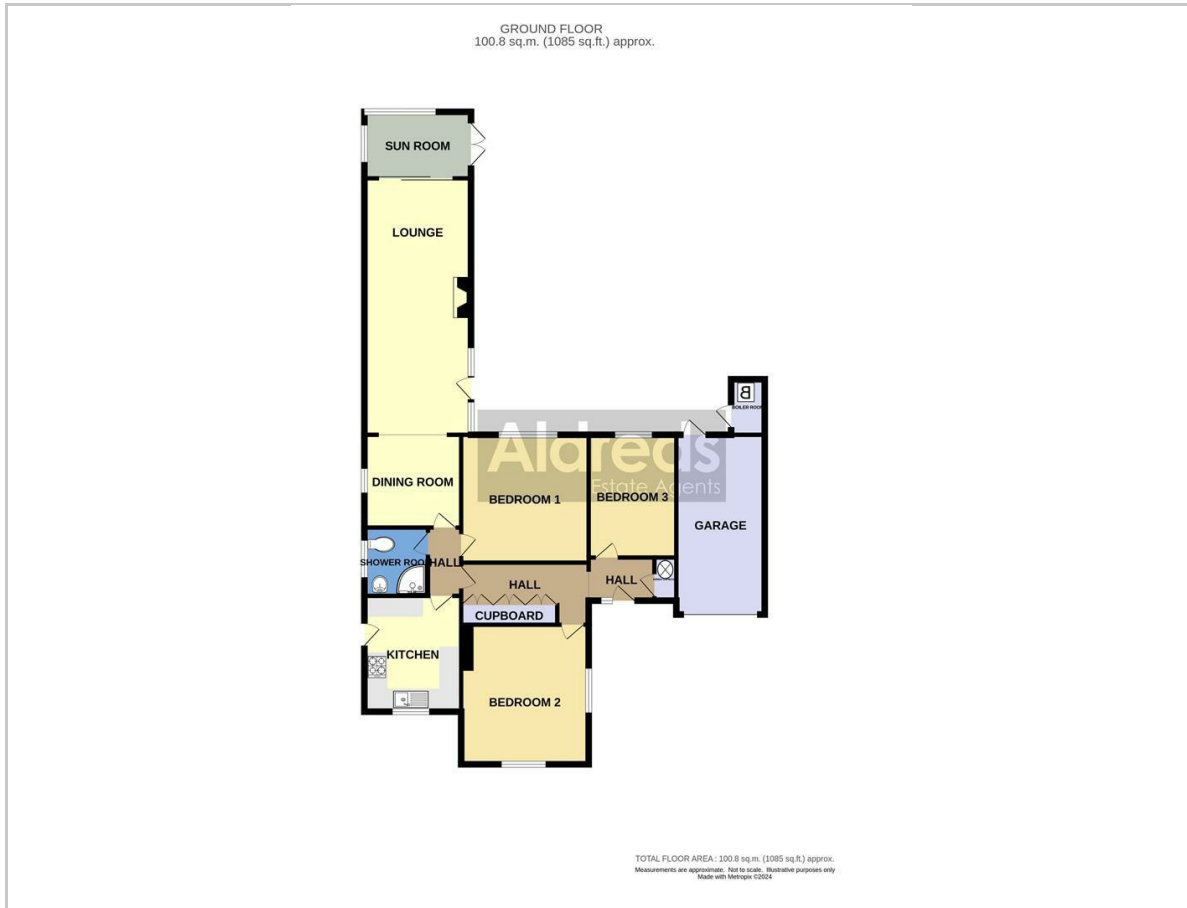
### Directions

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 into Yarmouth Road at the junction with Newport Road, bear round to the left, continue to the crossroads with The Street, continue straight ahead into Waters Lane passing the recreational ground on the left, continue as the road bears round to the left into Martham Road where the property can be found a short way along on the left hand side just before the turning to Mill Road.

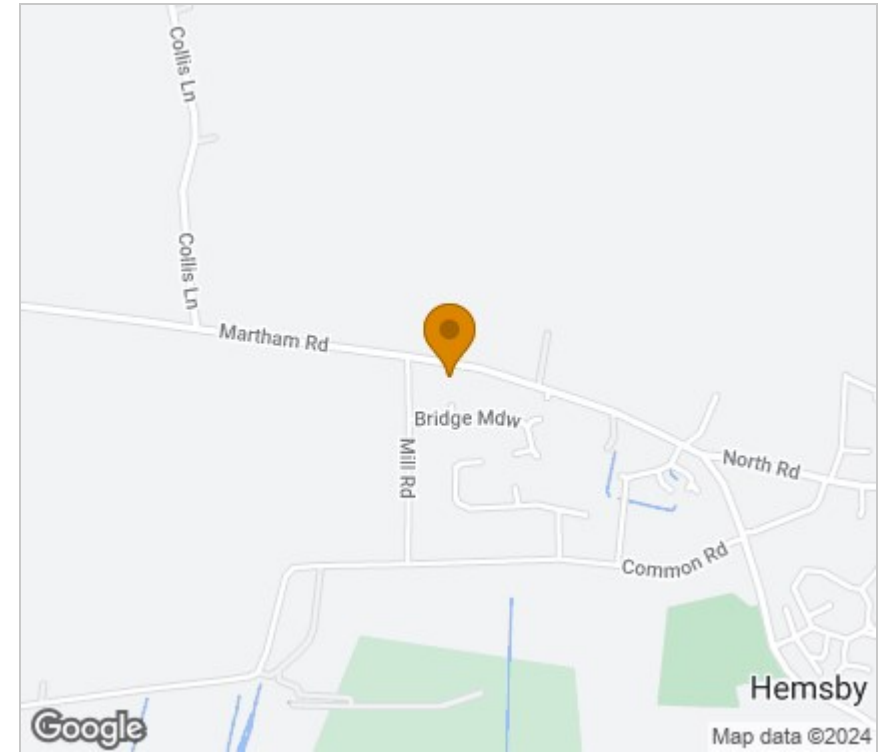
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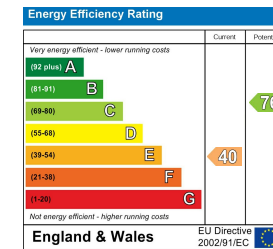
## Floor Plan



## 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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