

**Aldreds**  
Estate Agents



15. Cloverland Drive

Hemsby, Great Yarmouth, NR29 4JY

£290,000





## 15. Cloverland Drive

Hemsby, NR29 4JY

Aldreds are pleased to offer this immaculately presented, modern detached bungalow in a quiet cul de sac location with a southerly facing rear garden. The property would make an ideal retirement property with well equipped accommodation comprising of an entrance hall serving the living room, modern kitchen/breakfast room, three double bedrooms and quality shower room. Outside there are landscaped front and rear gardens, a garage and driveway for parking. The property also benefits from double glazed windows and energy efficient electric radiator heating. An early viewing is recommended.

### Entrance Hall

Part double glazed pvc entrance door, Fischer electric radiator, fitted carpet, built in airing cupboard housing the hot water heater, access to the insulated and part boarded loft space, telephone point, doors leading off to:

### Living Room

13'1" x 12'11" (4.00 x 3.94)

Sliding double glazed patio doors to rear, Fischer electric radiator, tv point, double glazed window to side aspect, fitted carpet.

### Kitchen/Breakfast Room

12'11" x 8'5" (3.94 x 2.57)

Fitted with an attractive wood grain finish kitchen with wall and matching base units with work surface over, built in electric oven, four ring ceramic hob and extractor hood over, space and plumbing for a washing machine, part tiled walls, upright Fischer electric radiator, granite effect cast sink with mixer taps, double glazed window to front aspect, vinyl flooring, part double glazed pvc door side side.

### Bedroom 1

12'11" x 8'9" (3.94 x 2.68)

Double glazed window to rear aspect, Fischer electric radiator, fitted carpet.

### Bedroom 2

12'9" x 7'3" (3.90 x 2.22)

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

### Bedroom 3

9'8" x 7'1" (2.96 x 2.18)

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







### Shower Room

8'9" maximum x 5'9" (2.68 maximum x 1.76)

Tiled shower cubicle with mains fed shower fitting, low level wc, pedestal wash basin, extractor fan, fitted carpet, Fischer electric radiator, frosted double glazed window to rear aspect.

### Outside

To the front of the property is a lawned garden with flower beds bordering. A concrete side driveway provides car parking and access to the brick and tiled pitched roof garage with up and over door. A gated access leads in to the rear garden which has been landscaped and offers a fantastic sun trap with a paved full width patio flanked by lawn and established side borders. The rear garden is also very private.

### Tenure

Freehold

### Services

Mains water, electric and drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'C'

### Location

Hemsby is a coastal village approximately 7 miles North of Great Yarmouth. There are a variety of shops \* Post Office \* Medical Centre \* First School (Older children attend the Middle and High Schools in Martham) \* A school bus service links the coastal village with Great Yarmouth.

### Directions

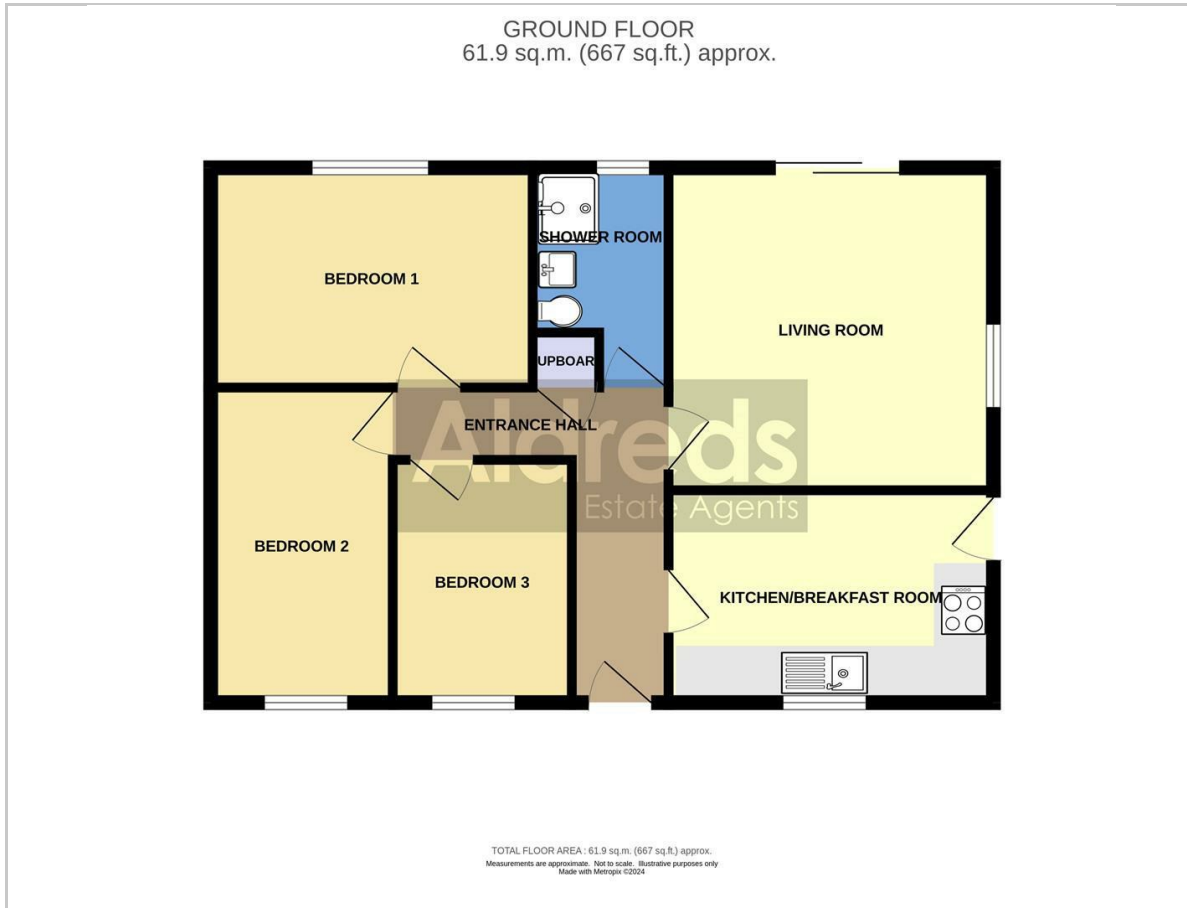
On arriving in the village of Hemsby from Great Yarmouth, take the first left hand turn into Yarmouth Road and turn first right into Barleycroft. Proceed a short way along before turning left into Cloverland Drive where the property can be found on the left hand side.

EPC Rating - E (53)

Ref: Y/12097/05/22/CF



## Floor Plan



## Viewing

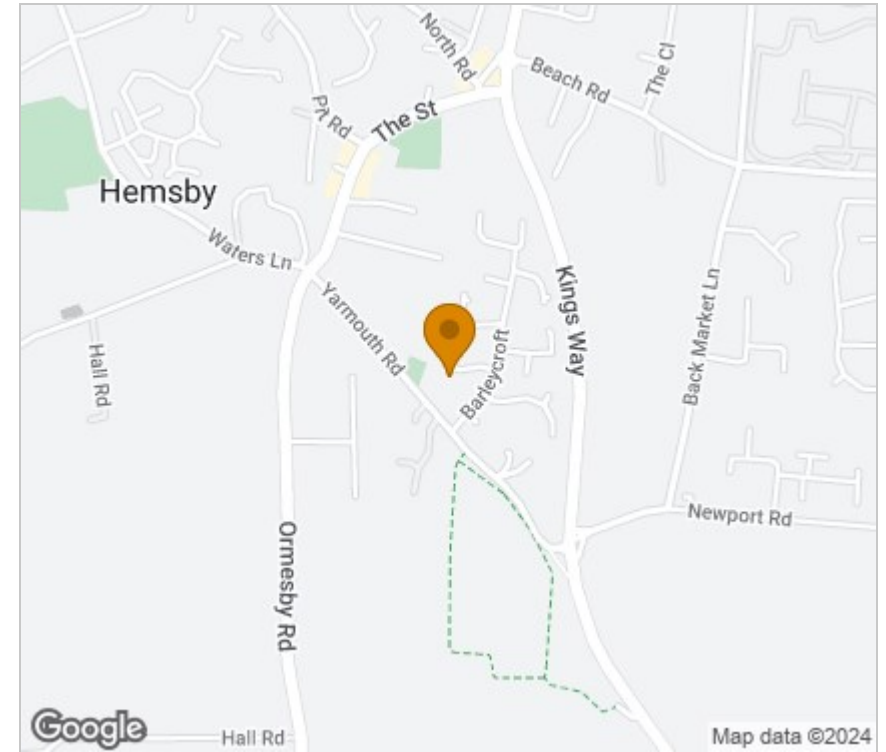
Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

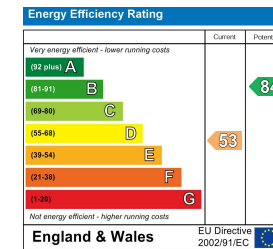
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## Area Map



## Energy Efficiency Graph



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