



32 Vine Close

Hemsby, Great Yarmouth, NR29 4HQ

£375,000



## 32 Vine Close

Aldreds are pleased to offer this highly individual, extended detached chalet style residence on a generous plot in a quiet location backing on to farmland. The property is situated close to the village centre and would benefit from further refurbishment and offers a very flexible living space that would cater for a growing family or as a retirement home comprising of an entrance porch, reception hall, lounge, kitchen/dining room, study/office/bedroom, two ground floor bedrooms, sitting room/bedroom, conservatory, shower room, first floor landing, spacious main bedroom and family bathroom, attic space/hobbies room. Outside there are twin access points leading to the property with a front driveway and integral garage with utility, established front and rear gardens and a 50m driveway from the rear providing additional parking and a double size garage. The property also benefits from double glazed windows, oil central heating and is offered chain free.

### Entrance Porch

Part double glazed pvc entrance door, tiled flooring, revealed brick work, door in to the garage, glazed internal door to:

### Entrance Hall

Open tread staircase to first floor, wood parquet flooring, radiator, built in storage cupboard, doors leading off to:

### Lounge

21'2" x 16'11" (6.46 x 5.18)

Very spacious lounge with a double aspect, double glazed windows to front and side aspects, tv point, wall light points, wooden fireplace with inset Plasma style electric fire, two radiators.

### Kitchen/Dining Room

20'9" x 11'10" (6.35 x 3.62)

Fitted with a range of medium oak fronted wall and matching base units with work surface over, electric cooker point, breakfast bar, part tiled walls, single drainer one and a half bowl sink unit, space and plumbing for a dishwasher, Myson convector heater and radiator, part double glazed pvc door to side, double glazed window to rear aspect (please be aware that new flooring and cupboards are due to be fitted during June 2024).

### Study/Office

8'11" x 5'11" (2.74 x 1.82)

Double glazed window to side aspect, radiator, wood effect laminate flooring.

### Shower Room

Double sized walk in shower cubicle with electric shower fitting over, freestanding vanity storage unit, low level wc, pedestal wash basin, part tiled walls, chrome towel rail/radiator, vinyl flooring, frosted double glazed window to side aspect.

### Inner Hallway

Radiator, doors leading off to:

### Bedroom 2

14'7" x 9'0" (4.46 x 2.76)

Double aspect double glazed windows, wall mount tv point, radiator.

### Bedroom 3

11'11" x 10'8" (3.65 x 3.27)

Double glazed window to side aspect, radiator.

### Sitting Room/Bedroom 4

15'3" x 10'9" (4.67 x 3.29)

Double aspect room with sliding double glazed patio doors to side, wood effect laminate flooring, radiator, sliding double glazed patio doors to:

### Conservatory

12'0" x 10'2" (3.68 x 3.10)

Brick and pvc double glazed construction with poly carbonate roof over, tiled flooring, radiator, double glazed door to rear, power and lighting.

### First Floor Landing

Eaves storage space, radiator, doors leading off to:





#### Bedroom 1

19'5" x 13'2" (5.93 x 4.02)

Double aspect double glazed windows to front and side aspects, fitted bedroom furniture, radiator.

#### Family Bathroom

White suite comprising panelled bath, quadrant shower cubicle with electric shower fitting, low level wc, pedestal wash basin, chrome towel rail/radiator, tile effect laminate flooring, frosted double glazed window to side aspect.

#### Attic/Hobbies Room

20'9" x 10'4" minimum (6.35 x 3.15 minimum)

With a height restricted access, window to rear, This room could be further adapted with structural alteration to provide an additional large double bedroom.

#### Outside

The property is approached to the front via a driveway with off street parking and access to the integral single garage 5.42m x 2.74m with electric up and over door, power and lighting, personal door in to the property and access to a utility room 2.75m x 1.70m off of the rear of the garage where the oil boiler, immersion tank and space and plumbing for a washing machine can be found. The front garden is established with a lawn and well stocked borders, twin gated access points in to the rear garden. The rear garden is of a generous size with the main garden area minus the garage measuring approximately 19m x 12m (stms) with paved patio areas, lawn and very well established borders. Greenhouse. At the rear of the property a separate access drive from Winterton Road which is 50m in length (stms) which provides additional parking and access to a detached double garage with up and over doors.

#### Tenure

Freehold

#### Services

Mains water, electric and drainage.

#### Council Tax

Great Yarmouth Borough Council - Band 'D'

#### 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 on the Yarmouth Road, continue as the road runs into Kingsway, continue over the mini roundabout, turn right into Vine Close and after a short distance bear left where the property can be found in the left hand corner.

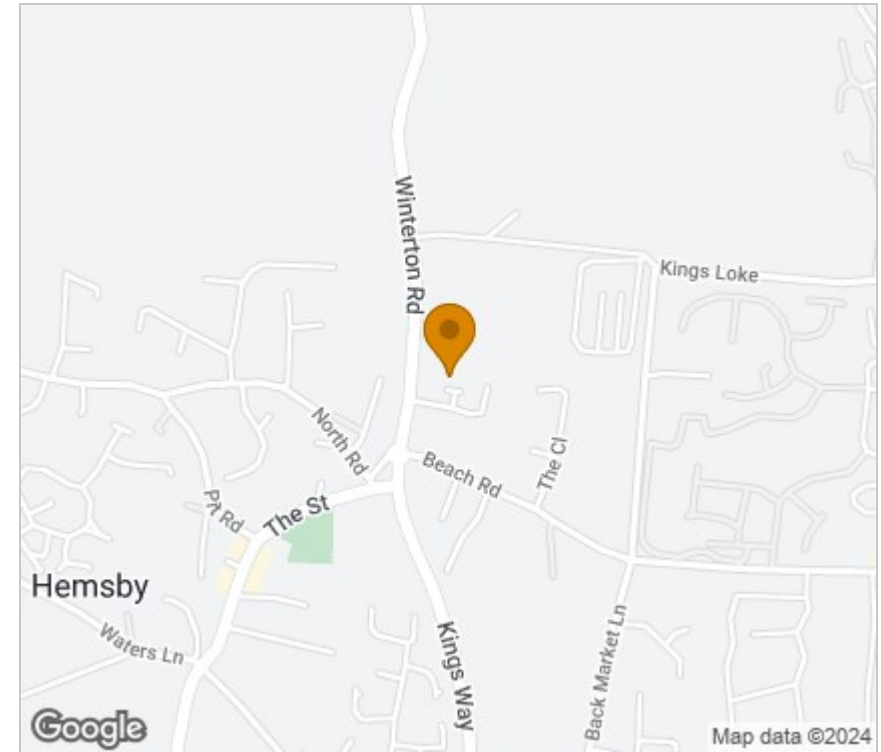
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## Floor Plan



## Area Map



## Viewing

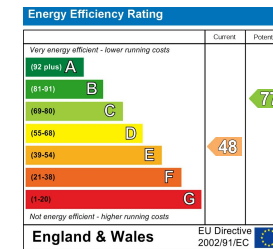
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## Energy Efficiency Graph



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