

Aldreds
Estate Agents



7 Cloverland Drive

Hemsby, Great Yarmouth, NR29 4JY

£315,000



7 Cloverland Drive

Aldreds are pleased to offer this immaculately presented, deceptively spacious modern detached house situated on a generous corner plot that would make an ideal family home with accommodation comprising of an entrance hall, cloakroom, lounge, dining room, conservatory and modern kitchen on the ground floor. On the first floor a landing serves the master bedroom with en-suite shower room, two further bedrooms and a family bathroom. Outside there is an established westerly facing wrap around garden, rear driveway for parking and a garage. The property also benefits from electric heating and double glazed windows. An early viewing is strongly recommended

Entrance Hall

Part double glazed pvc entrance door, stairs to first floor with under stairs cupboard, night storage heater, part double glazed pvc entrance door, doors leading off to:

Cloakroom

Low level wc, hand wash basin, frosted double glazed window to side aspect.

Lounge

16'9" x 11'10" (5.13 x 3.61)

Double aspect double glazed windows, wall mount tv point, night storage heater, moulded fire surround with electric fire, double doors to:

Dining Room

11'7" x 9'6" (3.55 x 2.91)

Wood effect laminate flooring, night storage heater, moulded fire surround with electric fire, door to kitchen and sliding double glazed patio doors to:

Conservatory

15'8" x 9'6" (4.80 x 2.91)

Brick and double glazed construction with poly carbonate roof over, double glazed French doors to rear, fitted blinds, power and lighting.

Kitchen

11'3" x 9'8" (3.45 x 2.96)

Extensively fitted with a white modern kitchen comprising wall and matching base units with polished work surfaces over, built in electric oven, four ring ceramic hob and extractor hood over, part tiled walls, single drainer stainless steel sink unit, space and plumbing for a washing machine, wall mounted electric fan heater, double glazed window to rear aspect, part double glazed pvc rear entrance door, space for a table, vinyl flooring.

First Floor Landing

Built in airing cupboard housing the pressurised hot water cylinder, double glazed window to side aspect, doors leading off to:

Bedroom 1

12'3" maximum x 11'9" maximum (3.74 maximum x 3.60 maximum)

Double glazed window to rear aspect, electric panel heater, tv point, door to:

En-Suite Shower Room

6'5" x 3'11" (1.97 x 1.20)

Refurbished with a replacement suite comprising marble effect aqua panelled shower cubicle with mains fed shower fitting, low level wc, vanity unit with inset wash basin, vinyl flooring, extractor fan, electric fan heater, frosted double glazed window to rear aspect.

Bedroom 2

11'8" x 9'3" (3.58 x 2.84)

Plus door recess, double aspect double glazed windows, electric panel heater, tv point.





Bedroom 3

11'5" maximum x 8'6" (3.48 maximum x 2.61)

Double glazed window to front aspect, night storage heater.

Family Bathroom

7'1" x 6'1" (2.17 x 1.87)

White suite comprising panelled Jacuzzi bath, pedestal wash basin, low level wc, part tiled walls, electric towel rail/radiator, frosted double glazed window to rear aspect, extractor fan.

Outside

The property sits on a generous corner plot to the front and side of which are lawned gardens with shrub and flower beds bordering. A gated side access leads in to the rear garden where there is a low maintenance side garden with shed opening out on to the rear where the garden is lawned with very well established borders offering a variety of texture and colour with a paved sun patio. The rear garden is private and fully enclosed with a gate to the rear driveway providing parking and access to the brick and tiled garage with up and over door.

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 immediately on the left hand corner of the cul de sac.

Ref: Y12155/07/24/CF



Floor Plan



Viewing

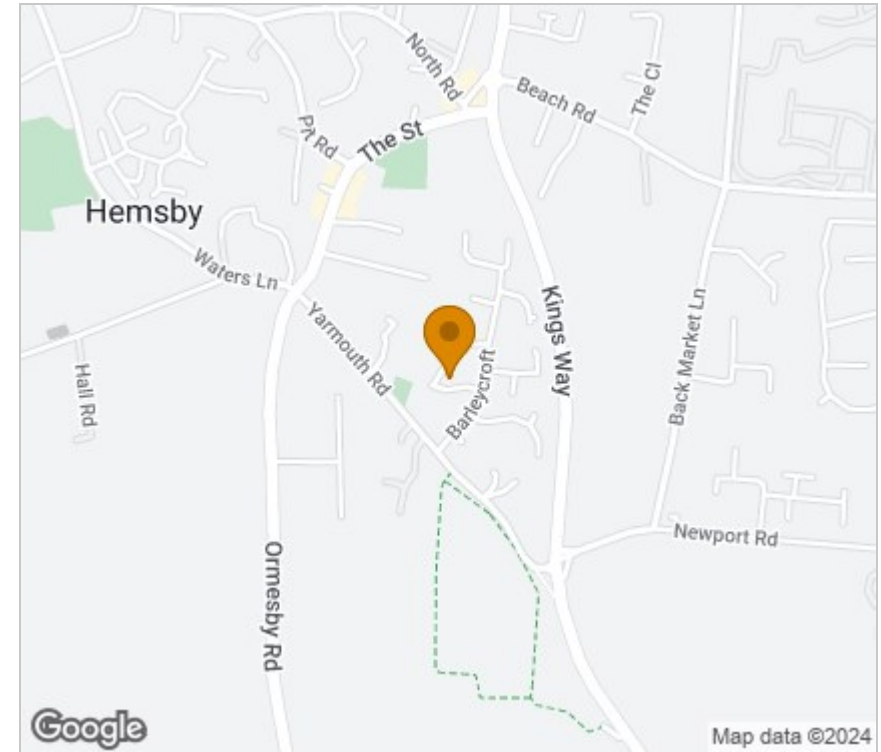
Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

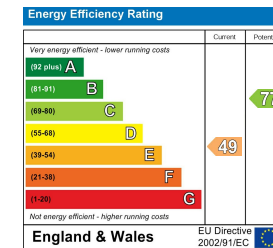
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Area Map



Energy Efficiency Graph



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