



6a The Avenue

Hemsby, Great Yarmouth, NR29 4ET

£285,000



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Aldreds are pleased to offer this superbly presented, well appointed detached bungalow on a generous plot with a south facing rear aspect. The property has been further improved and offers a roomy living space comprising of an entrance hall serving the lounge/dining room backing on to the rear garden, fitted kitchen/breakfast room, quality bathroom and three good size double bedrooms. Outside there are private wrap around well stocked gardens, a long driveway and garage with electric door. Recent improvements to the bungalow include installation of solar panels for low running costs, complete re-decoration and new flooring, new fencing, new anthracite double glazed windows and fascias along with the bathroom being replaced. The location of this property is such that it offers a short walk in to the village centre and local amenities making it an ideal retirement property. An early viewing is recommended to appreciate this lovely property.

Entrance Hall

New part double glazed entrance door and matching side screen, cloaks cupboard, built in airing cupboard with the insulated hot water cylinder and solar panel inverter, loft access, panel heater, part timber panelled walls, wood effect laminate flooring, doors leading off to:

Lounge/Dining Room

15'9" x 11'9" (4.80 x 3.58)

Including the chimney fireplace with electric plasma style fire and surround, double glazed window to side and double glazed patio doors to the rear garden both with fitted blinds, fitted carpet, tv point, wall lights.

Kitchen/Breakfast Room

12'0" x 10'5" (3.66 x 3.18 (3.65 x 3.17))

Fitted with grey oak fronted wall and matching base units with replacement wood effect work surfaces over, single drainer black cast sink unit, space and plumbing for washing machine, part tiled walls, double glazed window and new part double glazed composite door to rear, built in electric oven, new four ring ceramic hob and extractor hood over, vinyl flooring, fitted breakfast bar, recessed spot lights, electric panel heater.

Bedroom 1

11'9" x 11'5" (3.58 x 3.48)

Double glazed window to front aspect with fitted privacy blinds, built in mirror fronted wardrobe cupboards, decorative panelled to walls with fitted bedside cabinets, fitted carpet.

Bedroom 2

11'9" x 10'10" (3.58 x 3.30)

Double glazed window to side aspect with fitted privacy blinds, decorative panelling to walls, built in mirror fronted wardrobes, fitted carpet,

Bedroom 3

12'10" x 12'1" (3.91 x 3.68)

Double glazed window to side aspect.





Bathroom

8'6" x 7'5" (2.59 x 2.26)

New quality white suite comprising panelled bath with shower mixer attachment, tiled corner quadrant shower cubicle with electric shower fitting, vanity unit with wash basin and low level wc, extractor fan, frosted double glazed window to side aspect. mainly tiled walls, tiled flooring.

Outside

To the front of the property is a lawned garden with planting and side borders extending to the side of the bungalow. There is a driveway with new adjacent boundary fence providing off street parking and access beyond to the detached garage with new electric roller blind door, power and lighting. A gated access leads in to the private rear garden which is mainly lawned and extends down the side of the bungalow with well planted borders and a raised water feature. The rear garden faces a southerly direction and is 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 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

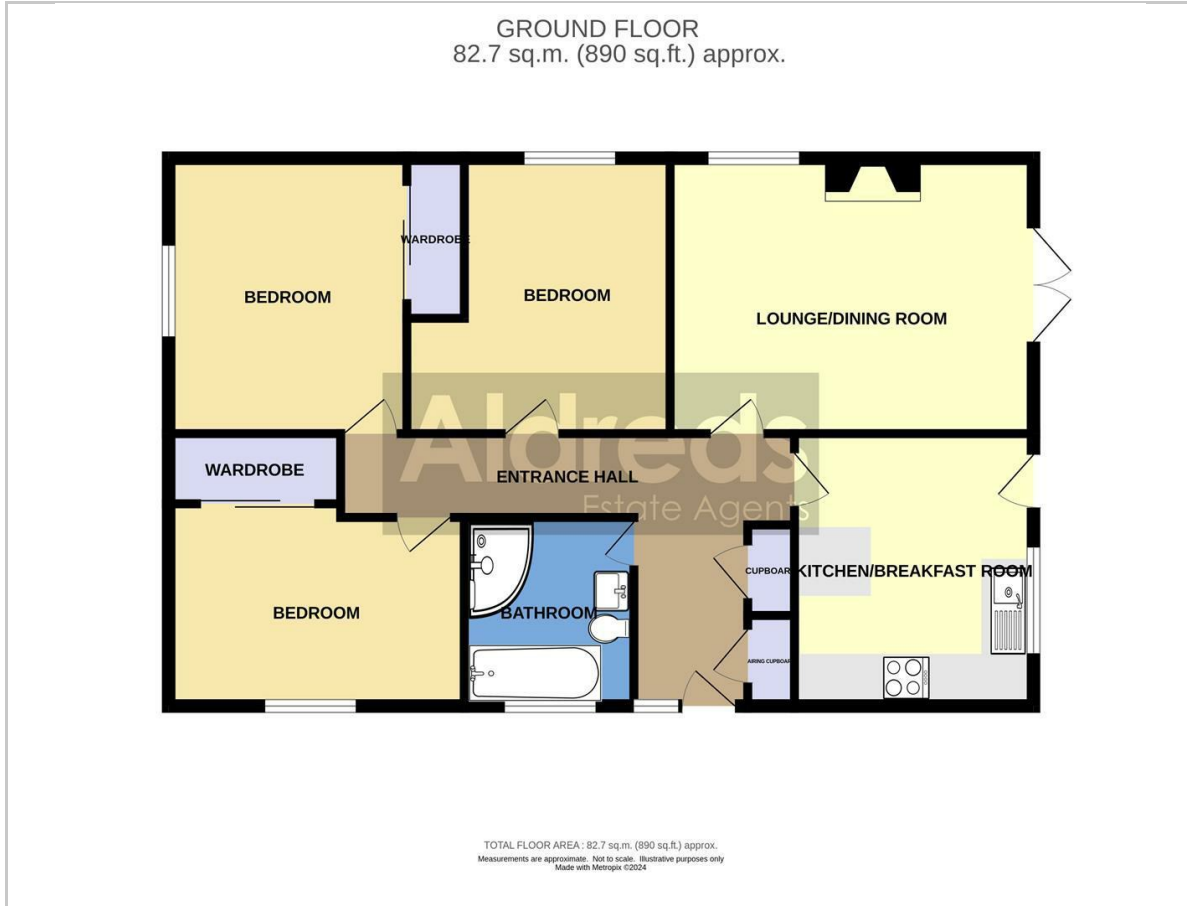
From the Yarmouth office head north along the A149 Caister Road, continue past the Yarmouth Stadium, at the roundabout turn left onto the Caister Bypass, continue over the next roundabout into Jack Chase Way, continue over the next roundabout into Scratby Road, continue into the village of Hemsby, turn left into Yarmouth Road and at the cross roads turn right and after a couple of hundred yards left into The Avenue.

EPC Rating - E (47)

Ref; Y12180/07/24/CF



Floor Plan



Viewing

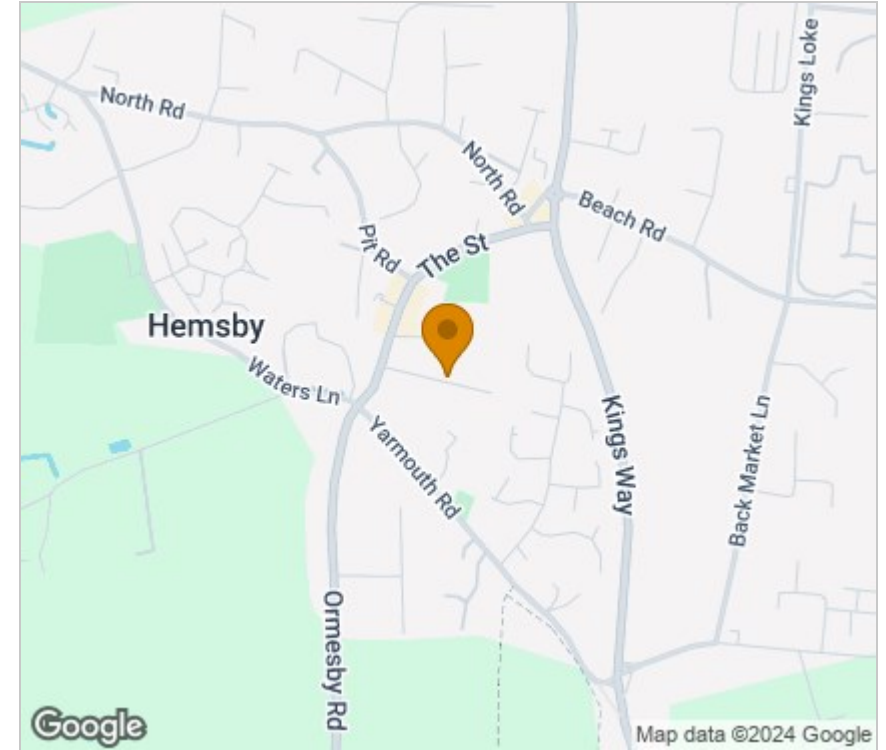
Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

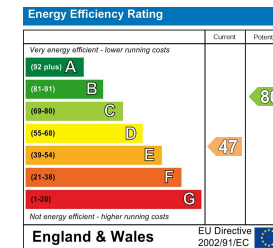
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Area Map



Energy Efficiency Graph



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