

Aldreds
Estate Agents



Heritage, 8A Martham Road

Hemsby, Great Yarmouth, NR29 4LS

Offers Over £225,000



Heritage, 8A Martham Road

Aldreds are pleased to offer this extended and individually built modern detached bungalow in a non estate location. The property would make an ideal retirement property and offers accommodation comprising of a reception hall, kitchen/breakfast room, 2 double bedrooms, shower room and conservatory. Outside there are low maintenance front and rear gardens and a driveway for parking. The property also benefits from double glazed windows, oil fired central heating and is offered chain free.

Reception Hall

Part double glazed pvc entrance door; double radiator; wall mounted electric fuse box; access to the insulated loft space with pull down ladder; built-in storage cupboard, doors leading off to:

Lounge

15'5" maximum x 10'0" (4.7 maximum x 3.05)

Double glazed window to rear aspect; double radiator; television point; coved ceiling; double glazed French doors to:

Conservatory

8'11" x 8'2" (2.74 x 2.49)

Brick and pvc double glazed construction with pitched tinted polycarbonate roof over; French doors to rear; double radiator; power points and lighting; wood effect laminate flooring.

Kitchen/Breakfast Room

15'3" x 7'10" (4.67 x 2.39)

Fitted with a range of white gloss finish kitchen units comprising base units with cupboards and drawers and granite effect worksurface over; matching wall units with incorporated extractor hood; built-in electric oven and four ring ceramic hob; space and plumbing for washing machine; single drainer stainless steel sink with mixer tap; double glazed window to front aspect; coved ceiling; recessed spotlighting; double radiator.

Bedroom 1

10'9" x 8'11" (3.28 x 2.74)

Double radiator; double glazed window to front aspect; television point; coved ceiling.

Bedroom 2

10'0" x 9'8" (3.05 x 2.97)

Plus door recess; double glazed door onto the rear garden; television point; double radiator; coved ceiling.

Shower Room

white suite comprising aqua panelled shower cubicle with mains fed shower fitting; pedestal wash basin; low level wc; tiled flooring; part tiled walls; wall mounted towel rail/radiator; Wallstar oil fired boiler for domestic hot water and central heating; frosted double glazed window to side access; recessed spotlighting, extractor fan.





Outside

To the front of the property is a driveway providing off street car parking with adjacent planted garden area. There is a gated side access leading into the rear garden which is laid with a paved patio and artificial grass. Metal framed shed and oil storage tank. The rear garden offers private aspects and is enclosed by brick boundary walling and timber panelled fencing.

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.

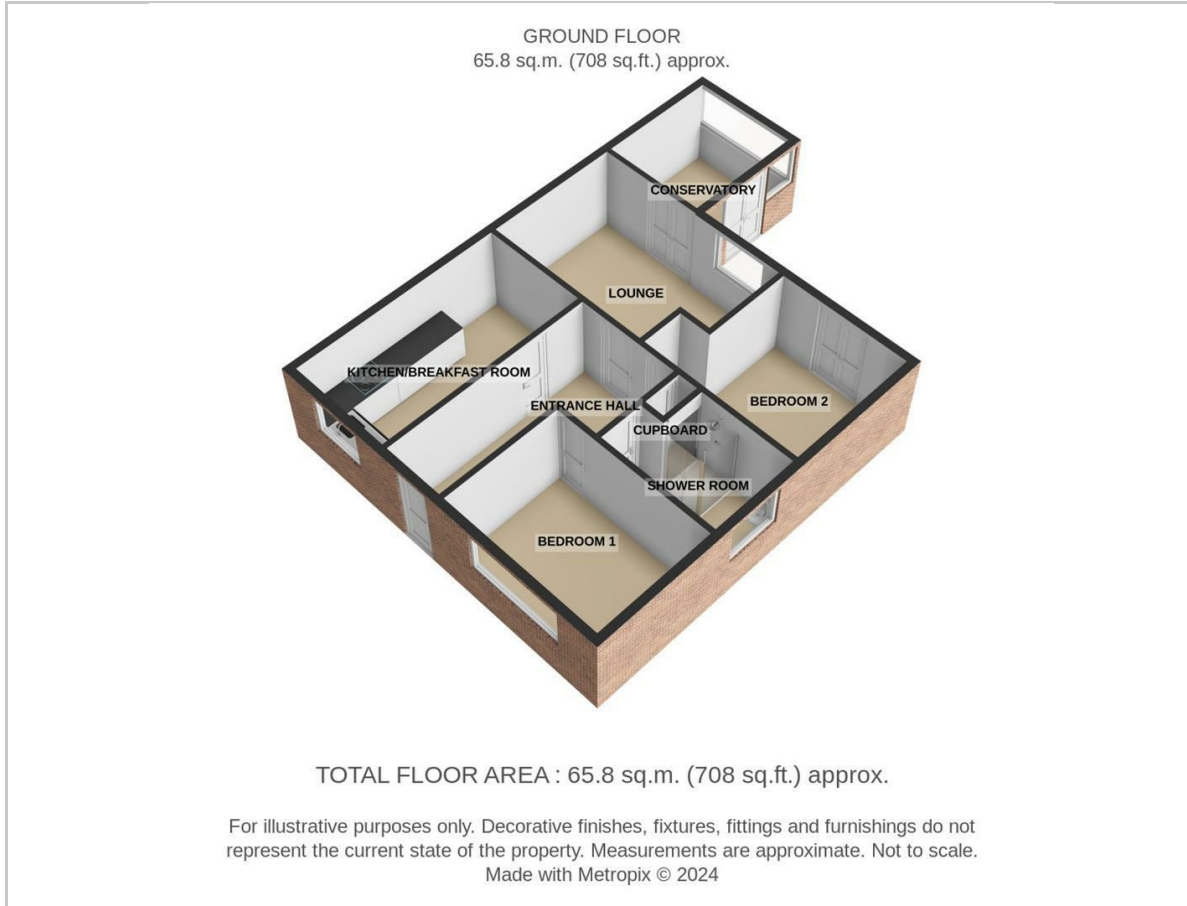
Directions

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 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 and in to Martham Road where the property can be found on the right hand side.

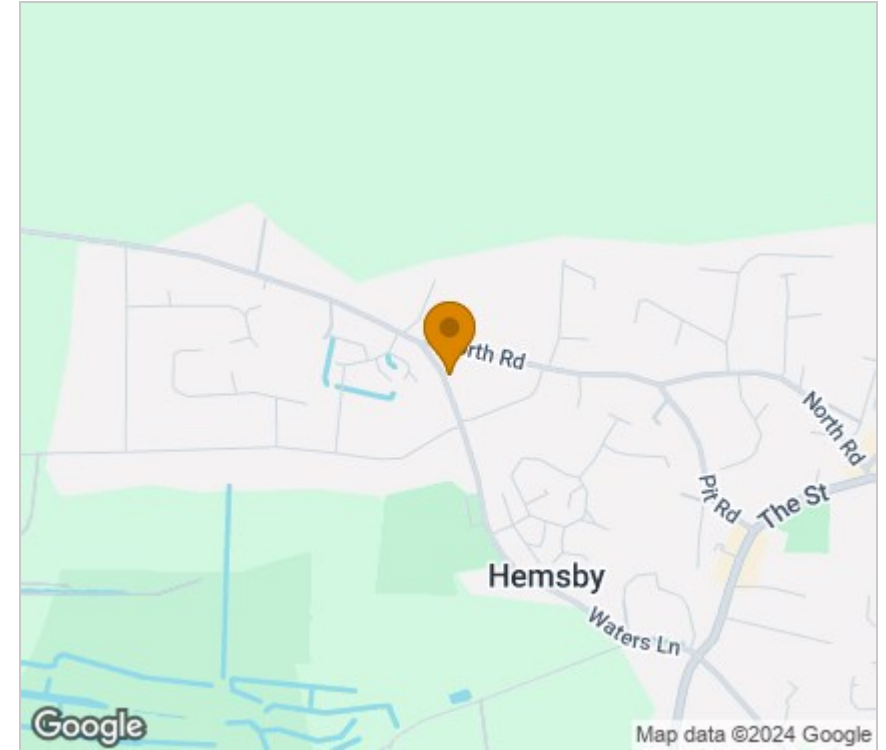
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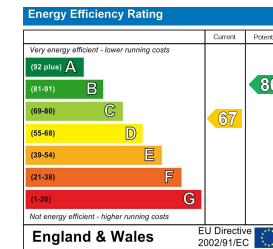
Floor Plan



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.

Disclaimer

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