

**Aldreds**  
Estate Agents



22 Marsh Road

Hemsby, NR29 4GD

Asking Price £240,000



## 22 Marsh Road

Situated in probably the best location (approximately 1.5 miles inland) on this popular modern development built by highly regarded builders Norfolk Homes, Aldreds are pleased to offer this stunning end terraced house which is tucked away in the corner of the cul de sac offering spacious accommodation comprising of an entrance hall, cloakroom, living room, quality fitted kitchen/dining room with built in appliances, first floor landing serving two double bedrooms with built in wardrobes, en-suite shower room and separate bathroom. Outside there are very low maintenance private front and rear gardens and two car parking spaces directly adjacent to the property. The property also benefits from high quality, low maintenance, argon gas filled triple glazed windows, oil central heating with underfloor to the ground floor and has been finished to a high specification making it an ideal turn key house and highly desirable for a first time buyer. Fibre connected directly to your home - a fibre optic connection is provided to enable a super-fast broadband service to be obtained. Viewing is strongly recommended

### Entrance Hall

Part double glazed composite entrance door, wood effect LVT flooring with under floor heating, stairs to first floor, door to:

### Cloakroom

Low level wc, corner pedestal wash basin with tiled splashback, frosted triple glazed window to front aspect, wood effect LVT flooring with underfloor heating.

### Living Room

15'9" x 11'7" (4.81 x 3.55)

Plus under stairs cupboard, fitted carpet with under floor heating, tv point, triple glazed window to front aspect with fitted blinds, wall lights, internet connection, open access to:

### Kitchen/Dining Room

14'7" x 8'8" (4.46 x 2.65)

Fitted with a quality light grey and white gloss finish kitchen with wall and matching base units with light finish marble effect work tops, single drainer composite sink with high quality chrome mixer tap with retractable rinse hose, recesses with space and plumbing for a washing machine and dishwasher, stainless steel brushed finish appliance pack consisting of a four ring induction hob unit, fan assisted electric built under double oven and curved glass chimney style extractor hood, glass splashback panel, coloured upstands, additional low level matching storage cupboards with work surface over, cupboard housing the oil boiler, triple glazed window with fitted roller blind to rear aspect, triple glazed French doors to rear with built in blinds, wood effect LVT flooring with under floor heating.

### First Floor Landing

Fitted carpet, built in airing cupboard housing the pressurised hot water cylinder, access to the insulated loft space, doors leading off to:

### Bedroom 1

12'8" x 8'4" (3.87 x 2.56)

Built-in mirror fronted wardrobe, two triple glazed windows to front aspect, radiator, tv point, internet connection, fitted carpet, door to:

### En-Suite Shower Room

Elongated tiled shower cubicle fitted with thermostatic shower with adjustable head on a slide rail and a sliding or pivot cubicle door, low level wc with concealed cistern and adjacent vanity unit with circular bowl sink with mixer tap, part tiled walls, grey vinyl flooring, chrome heated towel rail, extractor fan.

### Bedroom 2

8'11" x 8'3" (2.73 x 2.54)

Plus recess with a built-in mirror fronted wardrobe, fitted carpet, tv point, internet connection, triple glazed window to rear aspect, radiator.





### Bathroom

Quality white suite comprising panel bath with shower mixer tap, glazed shower screen tiled surround, low level wc with concealed cistern with adjacent vanity unit with inset circular bowl sink with mixer tap, wood effect vinyl flooring, chrome heated towel rail, frosted triple glazed window to rear aspect, extractor fan.

### Outside

The property is situated in the corner of the cul de sac with two block pavior parking spaces immediately in front of the property. The front garden is low maintenance with stone chips and inset planting, paved pathway to the entrance and side entry gate to the rear garden. Down the side of the property is the oil storage tank and timber shed beyond which opens in to the rear garden. Due to the location of the property the rear garden is extremely private and quiet with a low maintenance mix of artificial grass and paved sun trap patio. The garden is also enclosed on all boundaries with an additional shed/workshop in the bottom corner of the garden.

### Tenure

Freehold

### Services

Mains water, electric and drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'B'

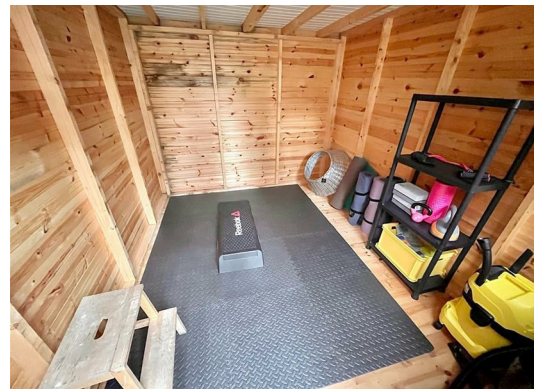
### Location

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. Kingway is an area of the village which includes a SPAR shop, hairdressers and Chinese restaurant. This is also the main location for buses into Great Yarmouth and Martham. The tourist-based part of the village lies along Beach Road and is commonly known as Hemsby Beach.

### 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, continue as the road bears round to the left into Martham Road and turn first left on to Marsh Road where the property can be found towards the far end of the road in the right hand corner.

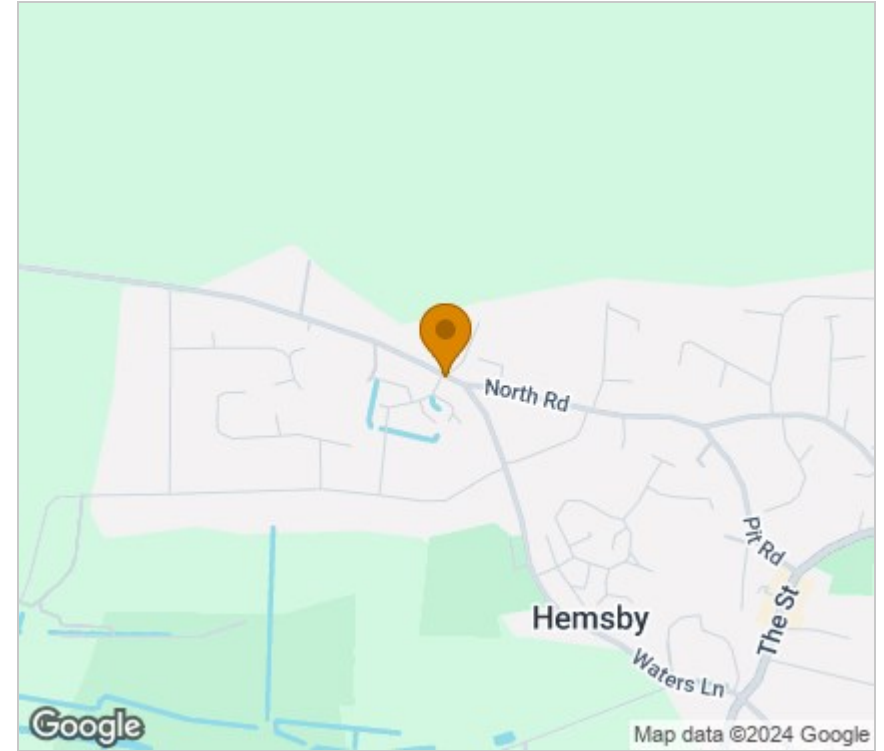
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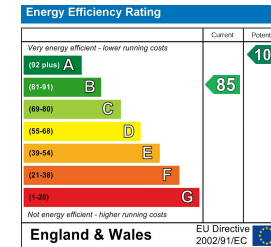
## Floor Plan



## 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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