



43 Bridge Meadow

Hemsby, NR29 4NE

Price Guide £360,000-£370,000



3



2



1



C

43 Bridge Meadow

Aldreds are pleased to offer this 2014 built, immaculately presented detached bungalow in the corner of a quiet cul de sac. The property has been designed to be energy efficient with air source underfloor heating and quality double glazed windows. The property would suit as either a family home or for retirement purposes with accommodation comprising of a central entrance hall serving the superb open plan kitchen/living room, master bedroom with en-suite shower room, two further bedrooms and a family bathroom. Outside is a private low maintenance garden and front brick weave driveway providing ample parking leading to the integral garage. An early viewing is strongly recommended.

Entrance Hall

Part double glazed composite entrance door, engineered solid wood flooring with under floor heating, access to the loft space, built in cloaks cupboard housing the under floor heating manifold, solid wood doors leading off to:

Open Plan Kitchen/Living Room

25'9" x 18'0" maximum (7.87 x 5.51 maximum)

Engineered solid wood flooring with underfloor heating, double aspect double glazed windows and sliding pvc double glazed patio doors to the rear, part double glazed pvc door to side, recessed spot lights, tv point, quality fitted kitchen with white gloss wall and matching base units with granite work tops over, built in double oven, four ring ceramic induction hob with extractor over and stainless steel splashback panel, part tiled walls, single drainer one and a half bowl cast sink unit, integrated dishwasher, island breakfast bar unit with granite worktop and storage units below, fire surround with inset electric fire, tv point.

Bedroom 1

11'8" x 10'2" (3.58 x 3.12)

Plus deep mirror fronted wardrobe cupboard with sliding doors, fitted carpet with under floor heating, tv point, double glazed window to front aspect, door to:

En-Suite Shower Room

Full width tiled shower cubicle with mains fed shower fitting, low level wc with concealed cistern, vanity unit with inset wash basin, recessed spot lights, tiled walls and flooring with under floor heating, frosted double glazed window to side aspect, extractor fan.

Bedroom 2

12'4" x 9'10" (3.76 x 3.02)

Double glazed window to side aspect, tv point, fitted carpet with under floor heating.

Bedroom 3

9'3" x 8'9" (2.84 x 2.67)

Double glazed window to side aspect, fitted carpet with underfloor heating, tv point.





Family Bathroom

White suite comprising panelled bath with mixer tap and shower over, low level wc with concealed cistern, vanity unit with inset wash basin, vinyl flooring, chrome towel rail/radiator, tiled walls, extractor fan, frosted double glazed window to side aspect.

Outside

To the front of the property is a full width low maintenance block pavior driveway which leads to the integral garage with up and over door 4.90m x 2.76m (currently sealed from the inside by a partition that can easily be removed) The garage has power and lighting an door to side and could be further adapted to make an additional bedroom or reception room. The are side gated accesses to either side of the property. To the rear is a fully enclosed private garden with a suntrap full width terrace and corner patio area. The rear gardens are well planted with a variety of texture and colour. In the corner of the garden is a timber summerhouse.

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.

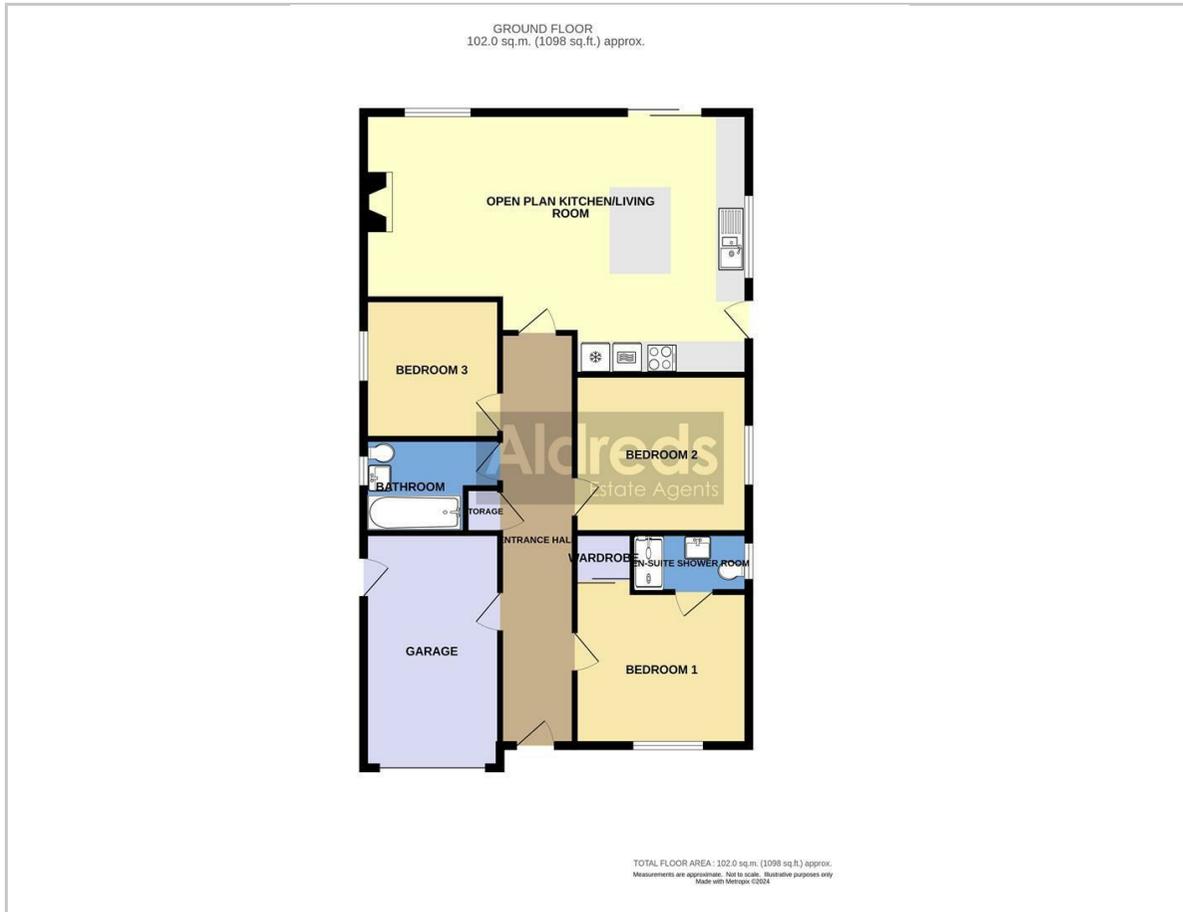
Directions

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, turn left into Common Road, continue towards the end, turn right into Mill Road, turn right into Bridge Meadow, continue to the far corner of the cul de sac where the property can be found on the left hand side.

Ref-Y12197/08/24/CF



Floor Plan



Viewing

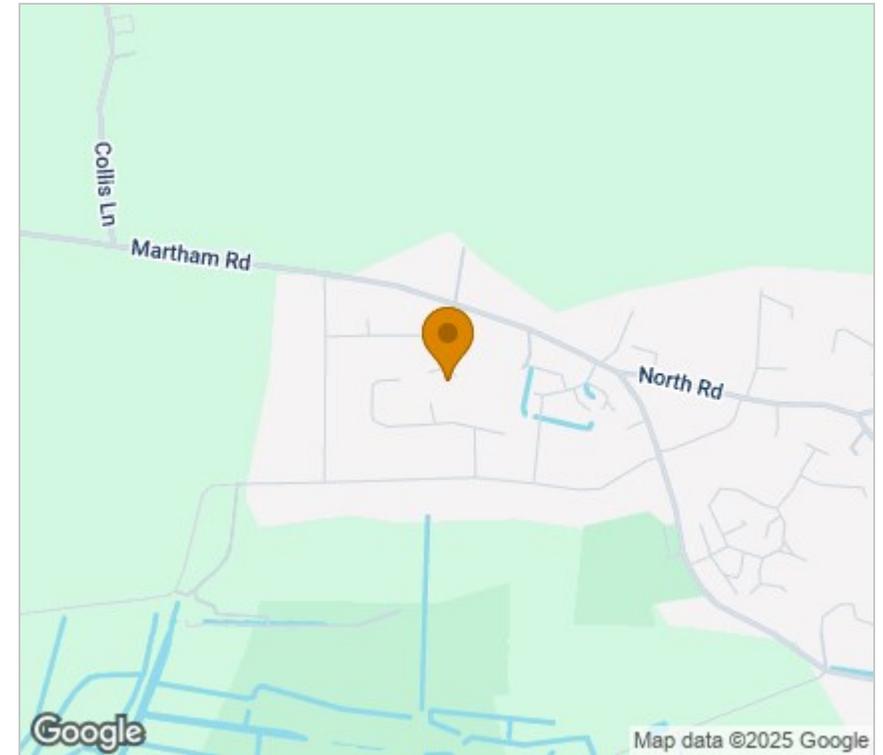
Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

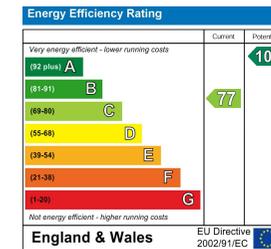
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

Area Map



Energy Efficiency Graph



17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ
Tel: 01493 844891 Email: yarmouth@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA