



37 Fakes Road

Hemsby, NR29 4JL

£200,000



## 37 Fakes Road

Aldreds are pleased to offer this highly individual and stylish modern detached bungalow providing a stunning open plan layout of accommodation comprising of an entrance lobby, open plan living room leading in to the quality fitted kitchen, large double bedroom and bathroom. Outside there is a driveway for car parking and an enclosed private sun trap courtyard garden. This superb property has most recently been run as a successful holiday let and would equally make an ideal holiday residence or retirement home by the sea and an early viewing is strongly recommended.

### Entrance Hall

Part double glazed pvc entrance door, attractive LVT flooring and a cupboard which houses the electric fuse box and fitted shelving, door to:

### Open Plan Living Room/Kitchen

#### Living Room Area

19'4" x 14'9" (5.90 x 4.50)

Superb living space with a vaulted ceiling offering a spacious and light room where you can sit in front of the multi fuel burner whilst watching the tv where all the power and tv cables are built into the wall with a wall mount point. There is quality wood effect LVT flooring, an air conditioning unit which also is an Air Source Heat Pump, loft access, double aspect double glazed windows, range of power points and USB points, open access in to:

#### Kitchen Area

10'7" x 8'0" (3.23 x 2.45)

A light and airy space with a superb white gloss fitted kitchen with wall and matching base units with black granite effect work surfaces over, single drainer one and a half bowl stainless steel sink unit with mixer taps, built in electric oven, four ring ceramic hob and extractor hood over, integrated fridge/freezer and dishwasher, metro tiling to walls, attractive wood effect LVT flooring, Velux double glazed sky light.

#### Bedroom

15'1" maximum x 14'1" maximum (4.61 maximum x 4.31 maximum)

Electric radiator, recessed spot lighting, tv point, double glazed window to front aspect, fitted carpet.

#### Bathroom

Luxury white suite comprising deep panelled bath, tiled shower cubicle with electric shower fitting, wall mounted wash basin, low level wc, corner built in storage with space and plumbing below for a washing machine, attractive flooring with under floor heating, chrome towel rail/ radiator.





### Outside

The property is situated in a popular area with a quiet tucked away setting. Outside there are areas of sun trap patio and low maintenance shingle all enclosed by timber panelled and picket style fencing. There is also a large workshop/shed. Driveway parking.

### Tenure

Freehold

### Services

Mains water, electric and drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'A'

### 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.



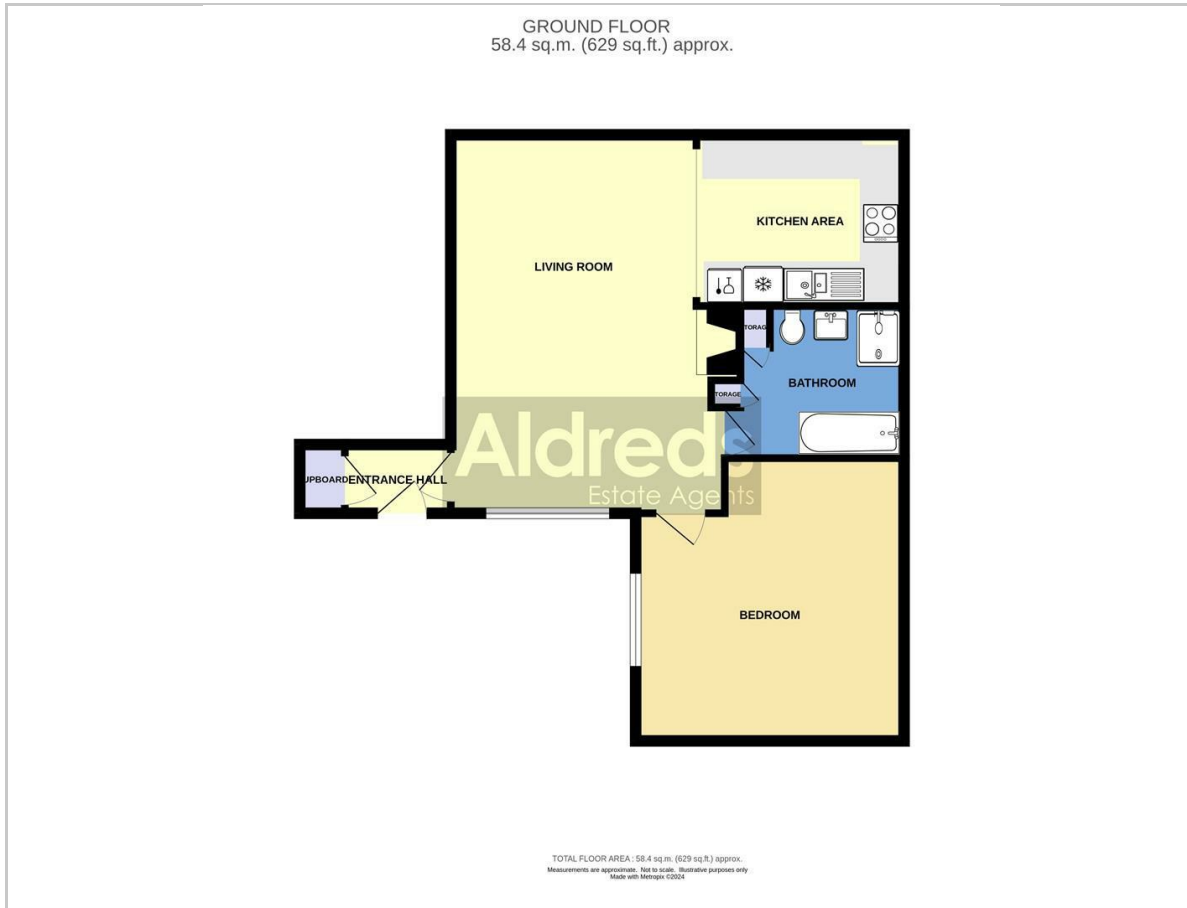
### Directions

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, turn right into Newport Road, continue towards the end of the road, turn left into Fakes Road and continue to the bottom before turning right and continue towards the end of the road where the property can be found part way down on the left hand side.

Ref: Y12227/9/24/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

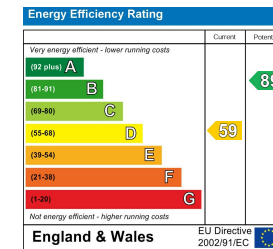
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## Area Map



## Energy Efficiency Graph



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