

**Aldreds**  
Estate Agents



Brickweave Yarmouth Road

NR29 4NJ

£365,000





## Brickweave Yarmouth

Aldreds are pleased to offer this superbly presented, renovated detached bungalow in a non estate location close to the village amenities. The property has recently undergone a transformation with re-plastering/re-decoration, re-wiring, provision of a utility area, new dual colour double glazed windows, new oil central heating system, new en-suite fittings and the fitting of a quality modern kitchen with appliances. The flow and design of this stunning bungalow makes it an ideal property for either a small family or retirement home with accommodation comprising of an entrance hall serving the open plan living/dining room leading through to the well equipped kitchen, offset utility area and a conservatory at the rear. There are also three good sized bedrooms one of which has an en-suite shower room and the additional benefit of a separate wet room. Outside the property has a gated sweeping driveway providing parking for several cars which leads to the brick garage and access to the garden. The garden is very low maintenance and wraps around the western side of the property which is a perfect sun trap. An early viewing is strongly recommended.

### Entrance Hall

Part double glazed grey composite entrance door, deep built in cloaks cupboard, recessed spot lights, attractive wood effect Herringbone style flooring, radiator, replacement oak doors leading to:

### Open Plan Living/Dining Room

19'0" x 15'1" narrowing to 11'1" (5.80m x 4.60m narrowing to 3.38m )

Superb main reception room with a double aspect, double glazed window to side aspect, bio fuel modern feature fire, wall mount tv point, two vertical radiators, attractive wood effect Herringbone style flooring, recessed spot lights, double glazed French doors to the conservatory and open access to:

### Kitchen

12'4" x 11'7" (3.78 x 3.54)

Extensively fitted with a quality light grey finish luxury kitchen with wall and matching base units with modern slim marble effect work surfaces over, marble effect splashback panelling to walls, inset black one and a half bowl cast sink with instant boiling water hot tap, built in electric double oven, four ring ceramic hob with glass splashback panel and extractor hood over, display cabinet with lighting and under wall unit lighting, integrated fridge/freezer and dishwasher, recessed spot lighting, double glazed window to rear, part double glazed composite door to side, vertical radiator, attractive wood effect Herringbone style flooring, door to:

### Utility

5'10" x 3'6" (1.79 x 1.09)

Space and plumbing for a washing machine, cloaks storage space.

### Conservatory

11'3" x 8'6" (3.45 x 2.61)

Brick and pvc double glazed construction with pitched glass roof, power and lighting, double glazed French doors to rear.

### Bedroom 1

11'9" x 10'5" (3.59 x 3.18)

Double glazed window to front aspect, Herringbone wood effect vinyl flooring, radiator, tv point, telephone point, door to:

### En-Suite Shower Room

8'8" x 3'6" (2.66 x 1.07)

Re-fitted with a luxury suite comprising a stylish aqua panelled shower cubicle with electric shower fitting, vanity unit with inset wash basin, low level wc, extractor fan, electric towel rail/radiator, frosted double glazed window to side aspect.







#### Bedroom 2

11'1" x 9'2" (3.40 x 2.81)

Cantilevered double glazed bay window to front aspect, radiator, Herringbone wood effect vinyl flooring.

#### Bedroom 3/Dressing Room

12'4" x 5'10" (3.78 x 1.80 )

Currently used as a dressing room with wardrobe storage but would make an ideal single bedroom, Herringbone wood effect vinyl flooring, double glazed window to side aspect, radiator.

#### Wet Room

8'8" x 6'3" (2.65 x 1.91)

Tiled walls and waterproof flooring with floor drain to the shower area with electric shower, low level wc, pedestal wash basin, spot lighting, extractor fan, chrome towel rail/radiator, frosted double glazed window to side aspect.

#### Outside

Double wrought iron gates give access to an extensive brick weave front garden/driveway which extends down the side of the bungalow to the brick and tiled pitched roof garage with electric door, power and lighting. External oil fired boiler. There is a gated access in to the rear of the property which is very low maintenance and private with paved sun trap patio areas that extend to the western side of the property with side borders, new fenced boundaries.

#### Tenure

Freehold

#### Services

Mains water, electric and drainage.

#### Council Tax

Great Yarmouth Borough Council - Band 'D'

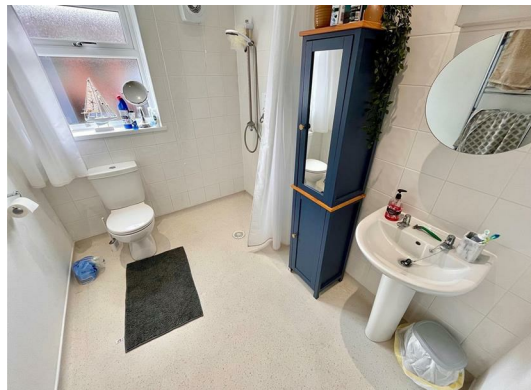
#### Location

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 onto the village of Hemsby, turn left into Yarmouth Road and proceed to the property which can be found on the right-hand side, located by our 'For Sale' board just past the turning for Barleycroft.

Ref: Y12232/9/24/CF



## Floor Plan



## Viewing

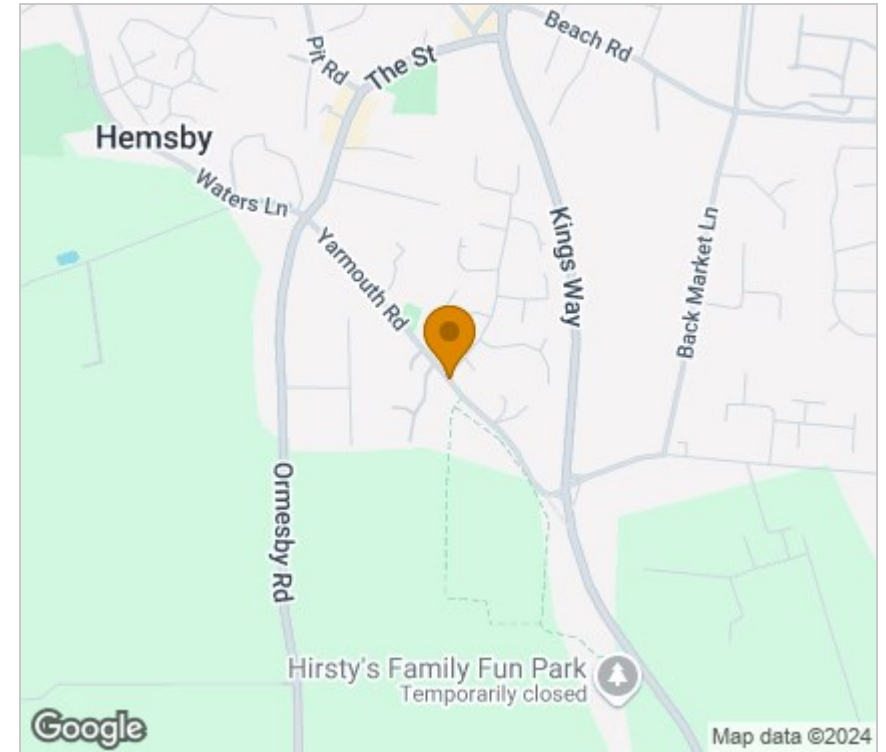
Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

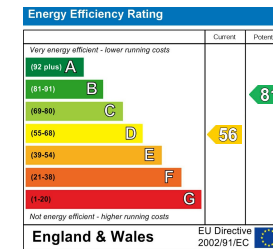
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## Area Map



## Energy Efficiency Graph



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