



4 Beechwood Road

Hemsby, Great Yarmouth, NR29 4LP

Offers In The Region Of £200,000





## 4 Beechwood Road

Aldreds are pleased to offer this deceptively spacious, extended semi detached bungalow in a quiet cul de sac in this non estate location within easy reach of the village centre. The property would make an ideal retirement or family home with accommodation comprising of an entrance hall leading to the living room, modern fitted kitchen, three good sized bedrooms and bathroom. Outside there are low maintenance front and rear gardens, a long driveway and garage. The property also benefits from double glazed windows, oil central heating and is offered chain free.

### Entrance Hall

Part double glazed pvc entrance door, access to the loft space, radiator, bamboo flooring, doors leading off to:

### Living Room

16'6" x 12'8" (5.05 x 3.88)

Including the brick fireplace with matching side display area, bamboo flooring, radiator, wall mount tv point, double glazed window to front aspect.

### Kitchen

10'3" x 7'4" (3.13 x 2.26)

Recently re-fitted with a matt navy kitchen with wall and matching base units with square edge matching work surfaces over, single drainer one and a half bowl cast sink with mixer taps, space and plumbing for a washing machine, bamboo flooring, part tiled walls, built in electric oven and four ring ceramic hob with extractor hood over, double glazed window to front aspect.

### Bedroom 1

11'10" x 10'4" (3.63 x 3.15)

Plus built in wardrobes and storage cupboards, bamboo flooring, double glazed window to rear aspect, wall mount tv point.

### Bedroom 2

10'6" x 9'8" (3.21 x 2.97 )

Fitted wardrobes, double glazed window to rear aspect, wall mount tv point, radiator, fitted carpet.

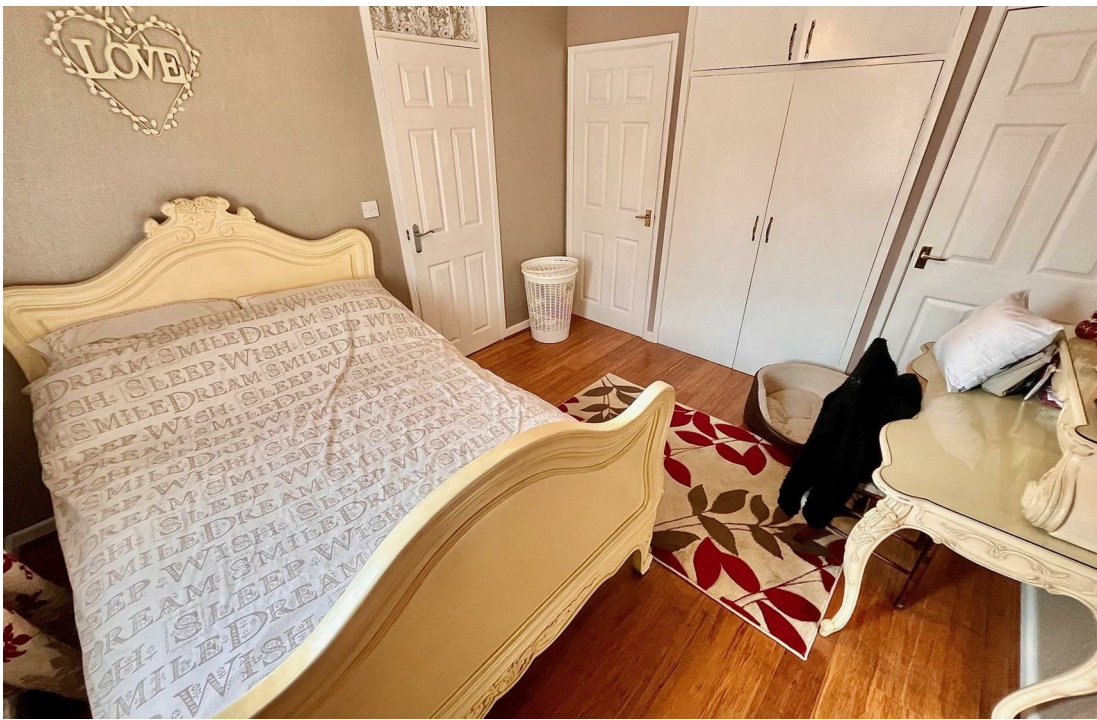
### Bedroom 3

9'1" x 7'0" (2.78 x 2.14)

Double glazed window to side aspect, radiator, wood effect laminate flooring.







### Bathroom

White suite comprising panelled bath with shower mixer attachment, low level wc, pedestal wash basin, part tiled walls, radiator, frosted double glazed window to side aspect.

### Outside

To the front of the property is a lawned garden with conifer screened boundary and adjacent concrete driveway providing off street parking and access beyond a gated partition to the single garage 5.44m x 2.53m with twin wooden doors, power and lighting and also housing the oil boiler. A side passage leads to the rear garden which is laid with decking and coloured stone chips, corner ornamental pond.

### Tenure

Freehold

### Services

Mains water, electric and drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'B'

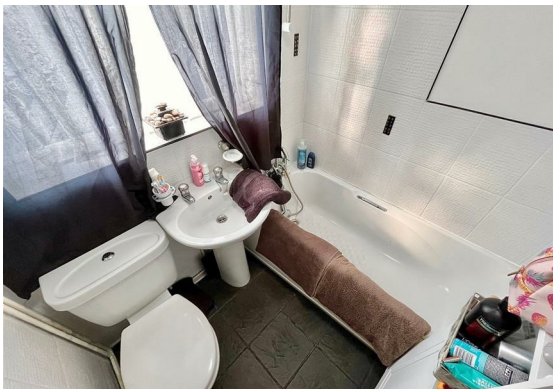
### Location

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 the coastal village with Great Yarmouth.

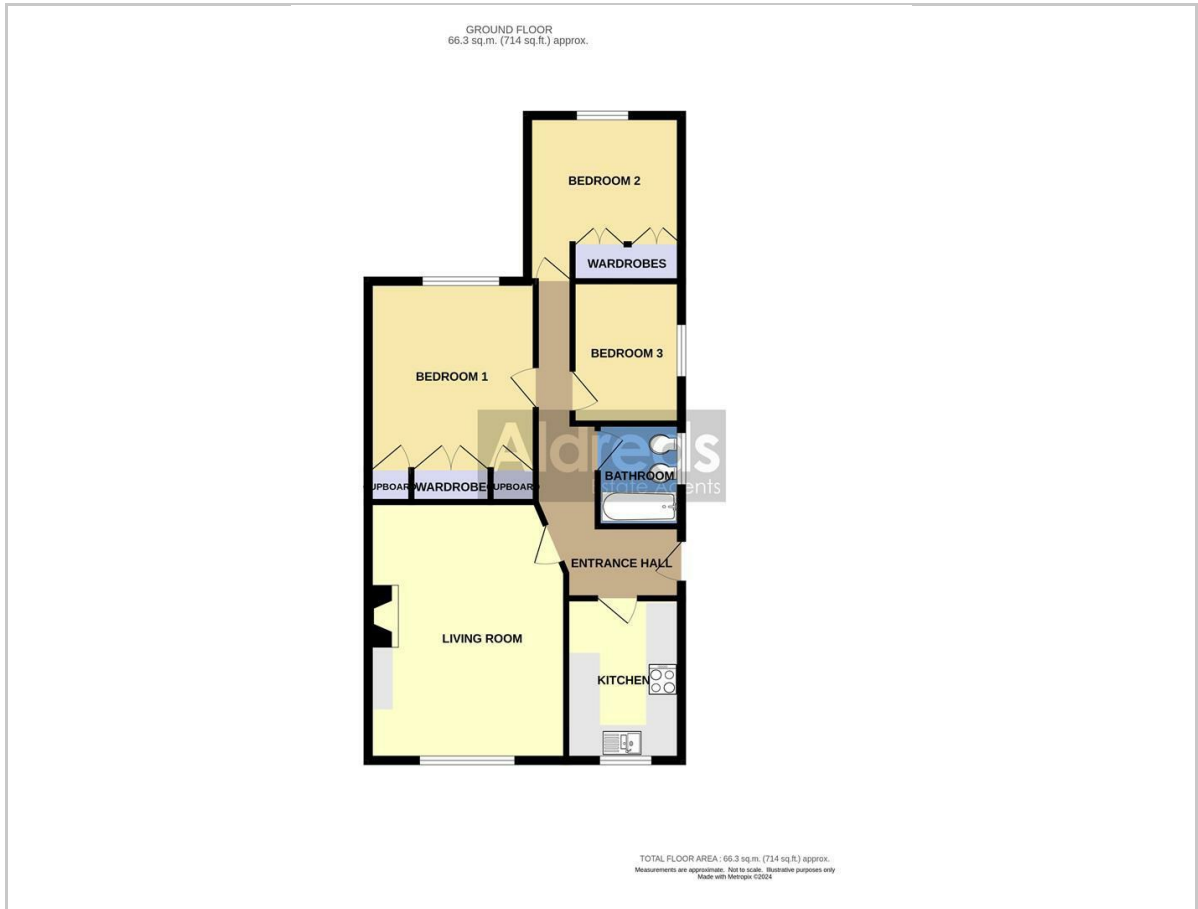
### Directions

On arriving in the village of Hemsby from Great Yarmouth, take the first left hand turn into Yarmouth Road, continue towards the crossroads with The Street, continue straight ahead into Waters Lane, continue past the recreation grounds on the left hand side, turn right into North Road, continue a short way along where the first turning on the left is Beechwood Road.

Ref: Y12238/9/24/CF



## Floor Plan



## Viewing

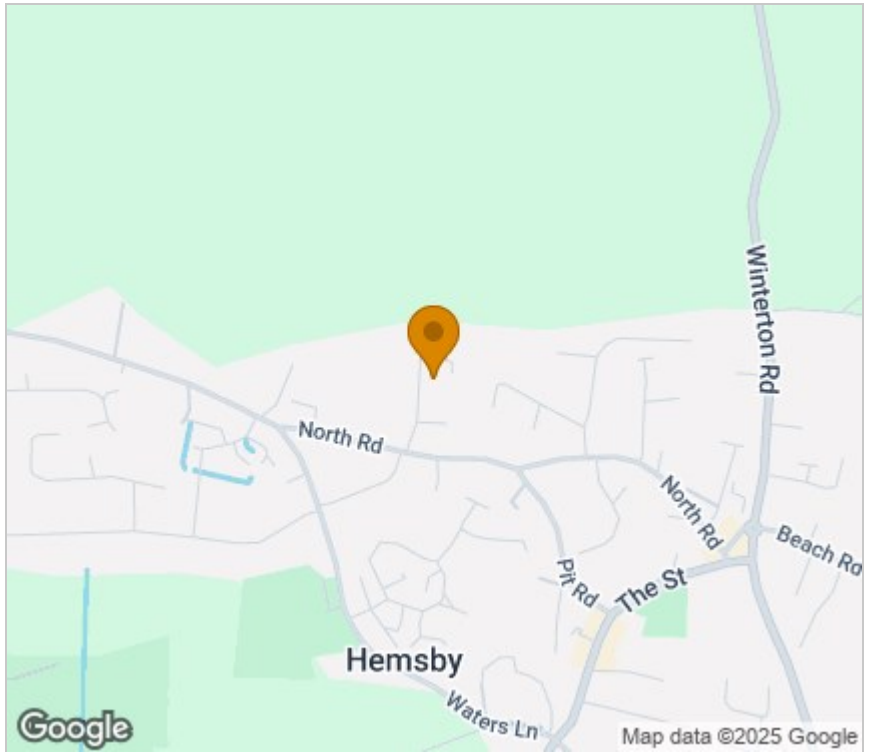
Please contact our Alureds Great Yamouth Office on 01493 844891  
if you wish to arrange a viewing appointment for this property or require further information.

## Disclaimer

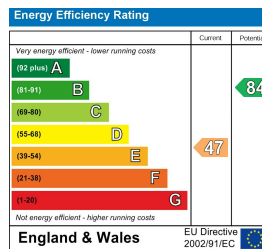
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## Area Map



## Energy Efficiency Graph



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