



5 Pedlars Croft

Hemsby, NR29 4JX

Price Guide £285,000



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\*GUIDE PRICE: £285,000-£295,000\* Aldreds are pleased to offer this rare opportunity to acquire a 1996 built, individual detached residence in a popular location within walking distance of the main village centre offering a mix of amenities and local shopping. The property has been well maintained and offers an attractively presented interior comprising of an entrance hall, cloakroom, lounge/dining room, conservatory, kitchen/breakfast room and utility room on the ground floor with three good size bedrooms and a four piece bathroom on the first floor. Outside there are suntrap gardens which face a southerly direction, driveway and attached garage with electric door. The property also benefits from double glazed windows and oil central heating. An early viewing is recommended.

### Entrance Hall

Part double glazed pvc entrance door, stairs to first floor with under stairs cupboard, radiator, door to:

### Cloakroom

Low level wc, hand wash basin with tiled splashback, radiator, frosted double glazed window to front aspect.

### Lounge/Dining Room

21'8" x 13'8" maximum (6.61 x 4.18 maximum)

Including the brick open fireplace, raised quarry tiled hearth, two radiators, tv point, double glazed window to front aspect and double glazed box bay window to side aspect, fitted carpet, double glazed patio doors to:

### Kitchen/Breakfast Room

9'10" x 9'3" (3.00 x 2.83)

Quality fitted kitchen with oak fronted wall and matching base units with granite work tops over, integrated dishwasher and fridge, recess with electric cooker point, single drainer stainless steel sink unit, part tiled walls, incorporated extractor hood, double glazed window to rear, radiator, space for a table, door to:

### Utility Room

7'11" x 6'8" (2.42 x 2.04)

Fitted work surface with space and plumbing below for a washing machine, oil fired boiler, single drainer stainless steel sink unit, double glazed window to rear, extractor fan, vinyl flooring, part double glazed pvc door to side.

### First Floor Landing

Fitted carpet, radiator, access to the loft space, doors leading off to:

### Bedroom 1

11'7" x 10'3" (3.55 x 3.14)

Including fitted mirror fronted wardrobe cupboards with sliding doors, fitted carpet, tv point, double glazed window to rear, radiator.

### Bedroom 2

11'1" x 10'1" (3.40 x 3.09)

Double glazed window to front aspect, radiator, fitted carpet.





### Bedroom 3

10'1" x 7'9" (3.09 x 2.38)

Plus recess with a built in wardrobe cupboard, double glazed window to front aspect, radiator, fitted carpet.

### Bathroom

Suite comprising panelled bath, low level wc, pedestal wash basin, corner aqua panelled shower cubicle with mains fed shower fitting, part tiled walls, vinyl flooring, radiator, frosted double glazed window to rear aspect.

### Outside

To the front of the property is a block pavior driveway providing car parking and access to the single garage with electric roller blind door, power and lighting. The remainder of the front garden is low maintenance with shingle inlay and a pathway to the entrance. There is a gated access to the right-hand side of the garage leading to the rear garden. To the rear is a southerly facing wrap around garden which is laid to lawn with planted borders, sun trap patio with raised movable ornamental pond (this is not included in the sale but the pond and fish may be available by separate negotiation), new boundary fencing. Timber and felt roofed garden shed and outside tap. Garden ornaments and planters are not included in the sale.

### Tenure

Freehold

### Services

Mains water, electric and drainage are connected to the property.

### 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 the coastal village with Great Yarmouth.

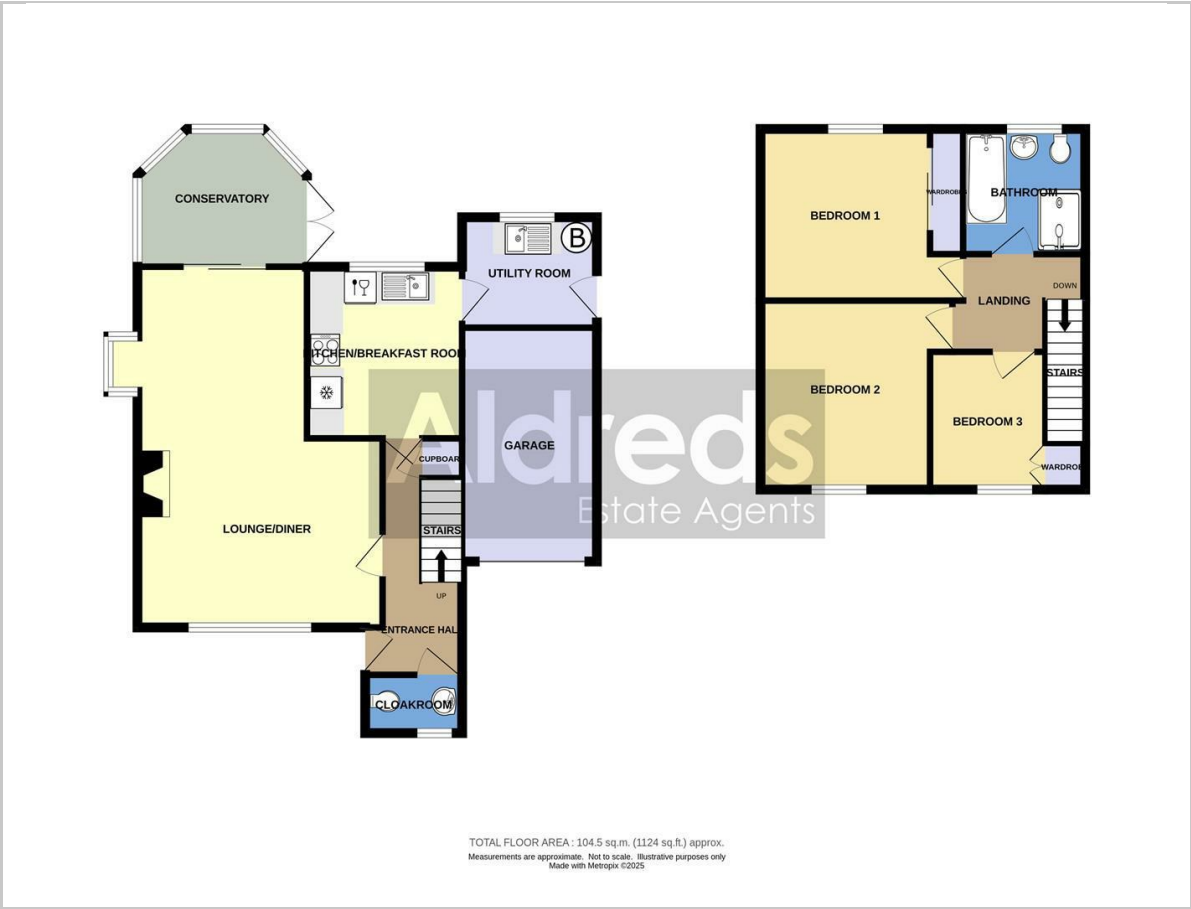
### Directions

On arriving in the village of Hemsby from Great Yarmouth, take the first turning left into Yarmouth Road, continue towards the crossroads with The Street, continue straight ahead into Water Lane, turn right on the bend into North Road, turn right into Pedlars Croft where the property can be found on the left hand side.

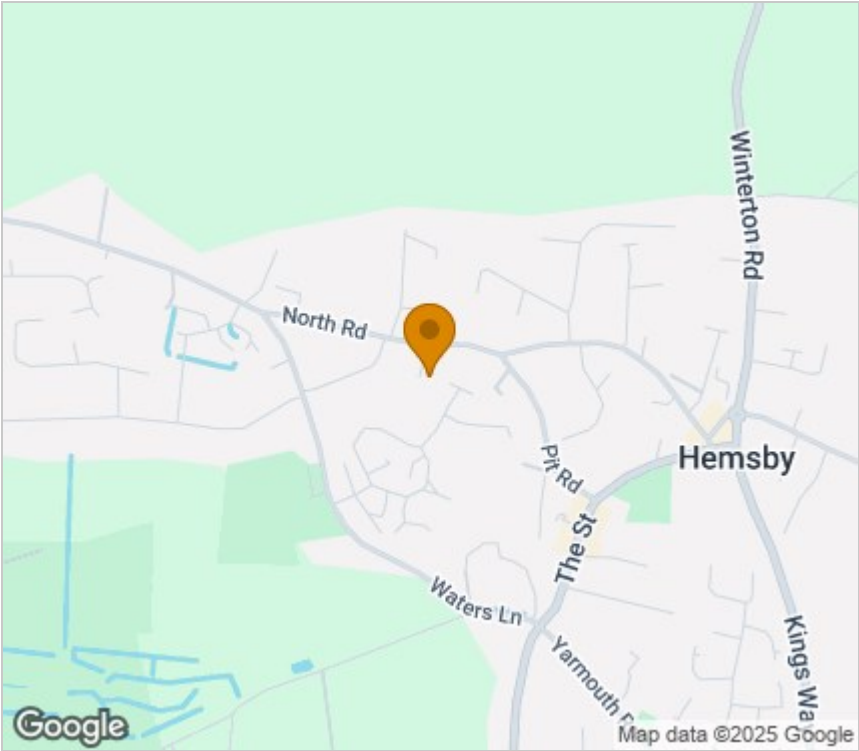
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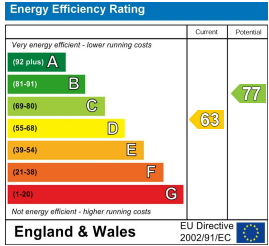
Floor Plan



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.

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