

**Aldreds**  
Estate Agents



11 Barleycroft

Hemsby, Great Yarmouth, NR29 4NS

Price Guide £220,000-£230,000





## 11 Barleycroft

Hemsby, Great Yarmouth, NR29

\*GUIDE PRICE £200,000-£220,000\* Aldreds are pleased to offer this spacious semi detached house that has been renovated and improved to provide an ideal living space for a first home or growing family with accommodation comprising of an entrance porch, living room, new fitted kitchen/dining room, conservatory, landing, three bedrooms and new bathroom. Outside there is a forecourt garden, side driveway leading to a workshop/former garage and a westerly facing rear garden. The property also benefits from double glazed windows, new electric heating and is offered chain free.

### Entrance Porch

Newly fitted carpet and fitted door mat, double glazed window, part double glazed pvc entrance door, door to:

### Living Room

14'11" x 14'0" (4.57 x 4.27)

Night storage heater, double glazed window to front aspect, newly fitted carpet, fireplace, tv point, stairs to first floor with open under stairs recess, door to:

### Kitchen/Dining Room

15'0" x 9'6" (4.58 x 2.92)

Re-fitted with a new navy blue kitchen with wall and matching base units with white roll top work surfaces over, single drainer stainless steel sink unit, space and plumbing for a washing machine, part metro tiled walls, recess with electric cooker and stainless steel extractor hood over, wood effect laminate flooring, night storage heater, double glazed window and double glazed French doors to:

### Conservatory

11'9" x 7'11" (3.60 x 2.43)

PVC double glazed construction with double glazed French doors to rear and part double glazed pvc door to side, wood effect laminate flooring, power points.

### First Floor Landing

doors leading off to:

### Bedroom 1

12'4" maximum x 8'2" (3.77 maximum x 2.51)

Including a built in wardrobe, night storage heater, newly fitted carpet, double glazed window to front aspect.

### Bedroom 2

11'3" maximum x 8'3" (3.45 maximum x 2.54)

Night storage heater, newly fitted carpet, double glazed window to rear aspect, access to the loft space.

### Bedroom 3

7'9" x 6'5" (2.37 x 1.98)

Double glazed window to front aspect, newly fitted carpet.







### Bathroom

New white suite comprising panelled bath with Triton electric shower over, aqua panelled walls, pedestal wash basin, low level wc, airing cupboard housing the hot water cylinder, vinyl plank flooring, frosted double glazed window to rear aspect.

### Outside

To the front of the property is a block pavior forecourt which extends in to the driveway down the side of the property providing off street parking and access beyond to the garage/workshop with power and lighting and personal door to side (at present the garage door is not operable). There is a side gated access in to the rear garden which is also low maintenance with block pavior patio and enclosed by fenced boundaries with a westerly facing aspect.

### 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, 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. Kings Way this is also the main location for buses into Great Yarmouth and Martham.

### Directions

From the Yarmouth office head north along on the A149 Caister Road, continue past the Yarmouth Stadium, at the roundabout take the left hand exit onto the Caister Bypass, continue over the next roundabout into Jack Chase Way, at the Grange Hotel roundabout take the second exit into Scratby Road, continue for a further three miles to the outskirts of Hemsby Village, turn left into Yarmouth Road, continue for approximately 150 yards, turn right into Barleycroft, continue towards the end of the road where the property can be found on the left hand side.

Ref: Y12313/1/25



## 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

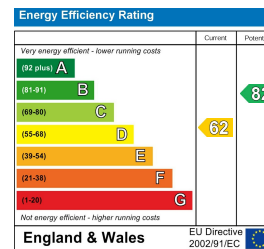
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## Area Map



## Energy Efficiency Graph



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