

Aldreds
Estate Agents



21 Common Road

Hemsby, Great Yarmouth, NR29 4LT

Offers In Excess Of £280,000



21 Common Road

Aldreds are delighted to be able to offer this three bedroom detached bungalow in the much sort after coastal village location of Hemsby. The village benefits from a multitude of amenities including post office, supermarket, butchers, pharmacy, pubs, takeaways, medical centre, dentist, primary school & sports facilities. The property is located approximately one mile from Hemsby beach and is a short drive to Great Yarmouth and Norwich. Accommodation comprises of hallway, fitted kitchen, living/dining room, conservatory, 3 bedrooms, bathroom, outdoor office and large garage and oil fired central heating. The property offers scope for further improvements to expand living space into garage and outdoor office if required (subject to any necessary consents)

Entrance Hall

Leading to kitchen, radiator and central heating controls, access to loft space.

Lounge/Diner

19'8" x 10'11" max (6 x 3.33 max)

A good sized family room for formal or family dining and relaxing, includes open fire, tiled fireplace and hearth, french doors opening to conservatory, window to side aspect, 2 radiators.

Conservatory

10'5" x 9'10" (3.2 x 3)

Approx. south facing Conservatory of brick and UPVC construction, windows to rear and side aspects, doors leading to patio and rear garden. Air conditioning/heating unit makes this space a comfortable living area throughout the year.

Kitchen

10'11" x 8'7" (3.33 x 2.63)

Comprises of base, wall and draw units, electric cooker point, stainless steel sink and drainer with mixer tap, space for fridge freezer, built-in dishwasher, windows to front and side aspect. Airing cupboard with electric meter and hot water tank.

Bathroom

9'4" x 5'5" (2.85 x 1.66)

Good sized bathroom with corner bath and electric shower over, fitted cupboards, tiled floor, radiator. Obscured window to side aspect.

Bedroom 1

10'11" x 10'5" (3.33 x 3.2)

Window to front aspect, radiator, built-in wardrobes, drawers and bed side tables.

Bedroom 2

13'1" x 9'7" max (4 x 2.94 max)

Window to rear aspect, radiator, built-in wardrobes, wash basin.

Bedroom 3

7'6" x 5'10" (2.3 x 1.8)

Window to side aspect.





Outside

Outside front: The property has a good sized driveway for 2-3 cars, lawned area with mature shrubs and raised flower beds, leads to garage.

Garage: the garage is accessed by an up and over door, it is a generous size with enough space to easily park a car inside, it houses the boiler and plumbing for a washing machine, and outside tap. Door to rear garden.

Please note the oil boiler is scheduled to be replaced in April 2025, the guarantee/warranty will pass to new owners.

Outside rear: The rear garden is an approx. south facing and is accessible from the garage or conservatory. The rear garden is split into 2 areas - an area for family relaxation with patio, small lawn, summer house (3x2.26m) and well stocked borders. The secondary area has previously been used as a vegetable plot with greenhouse and wooden storage shed. The rear garden also has a brick built building (2.58x2.1m) (off patio) that has previously been used as an office, this could also be used a children's playroom or an additional occasional guest room.

Tenure

Freehold

Services

Mains water, electricity, drainage

Council Tax

Band C

Location

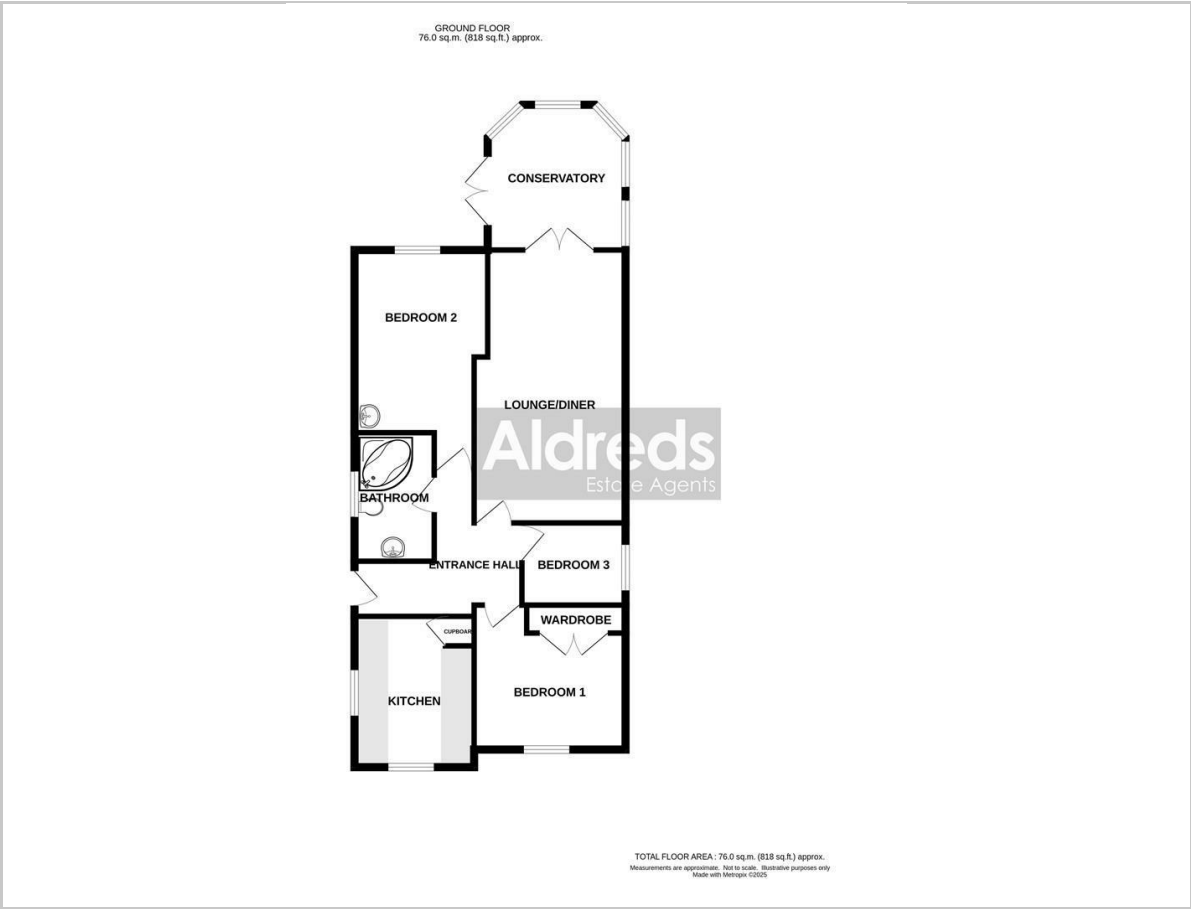
Hemsby is a coastal village approximately 7 miles north of Great Yarmouth. There is a variety of shops, post office, medical centre, first school with older children attending the middle and high schools in Martham, a school bus service link, regular bus service to and from Great Yarmouth. The beaches 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 at the junction with Newport Road, bear round to the left, continue to the crossroads with The Street, continue straight ahead into Waters Lane passing the recreational ground on the left, turn left into Common Road where the property can be found after a short distance on the left hand side marked by our 'For Sale' board.

Ref Y12348/03/25

Floor Plan

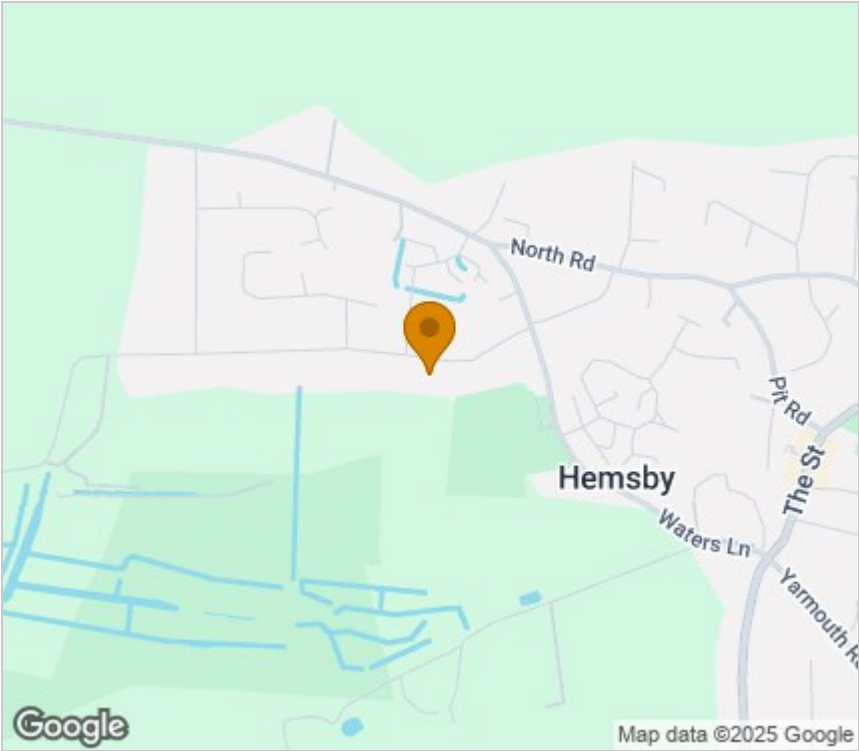


Viewing

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.

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Area Map



Energy Efficiency Graph

