

**Aldreds**  
Estate Agents



22 Beechwood Road

Hemsby, NR29 4LP

£450,000





## 22 Beechwood Road

Aldreds are pleased to offer this deceptively spacious, extended detached chalet style residence on a generous plot in a sought after quiet cul de sac location within this popular coastal village. The property offers a roomy flexible living space comprising of an entrance porch leading to a large entrance hall/study area, inner hallway, spacious lounge, kitchen/dining room, rear porch/utility, two ground floor bedrooms and a shower room. On the first floor a landing serves two further double bedrooms and a family bathroom. Outside there is a low maintenance south facing rear garden and additional large front garden with a driveway leading to a garage and an additional section of garden suitable for storing a caravan etc. The property also benefits from double glazed windows and oil central heating.

### Entrance Porch

Part double glazed pvc entrance door, tiled flooring, window to side, frosted double glazed internal door and window to:

### Entrance Hall/Study Area

12'5" x 10'5" (3.80 x 3.18)

Generous space which would make an ideal study area, stairs to first floor with open under stairs recess, wood effect vinyl plank flooring, radiator, double glazed window to front aspect, open access to:

### Inner Hallway

Wood effect vinyl plank flooring, recessed spot lights, radiator, doors leading off to:

### Lounge

19'9" x 11'6" (6.03 x 3.52)

Spacious main reception room with a double aspect via a cantilevered double glazed bay window to front and double glazed window to side, tiled fireplace with mahogany fire surround and inset coal effect living flame LPG fire, tv point, three radiators.

### Kitchen/Dining Room

### Dining Room

10'11" x 10'2" maximum (3.33 x 3.12 maximum)

Including the chimney breast and pantry cupboard housing the oil fired boiler, additional storage cupboard, two radiators, double glazed window to side aspect, breakfast bar divider to:

### Kitchen

11'11" x 8'9" (3.64 x 2.68)

Fitted kitchen with wood grain finish Shaker style units with wall and matching base units with work surfaces over, recess with space for a range cooker with electric and LPG connections and extractor hood over, one and a half bowl single drainer sink unit, Velux sky light, part tiled walls, wood effect laminate flooring, double glazed window to rear aspect, part double glazed pvc door to:

### Rear Porch/Utility

11'9" x 4'7" (3.59 x 1.40)

Fitted work surface and base units with space and plumbing below for a washing machine and tumble dryer, tiled flooring, Velux sky light, part double glazed pvc door and double glazed window to rear.

### Bedroom 1

12'2" x 11'1" (3.72 x 3.39)

Double glazed window to rear aspect, radiator, two wall lights, tv point.

### Bedroom 2

11'4" x 9'2" maximum (3.47 x 2.81 maximum)

Double glazed window to side aspect, wood effect laminate flooring, wall mount tv point, radiator.

### Shower Room

6'11" x 5'4" (2.11 x 1.64)

Corner double width shower cubicle with mains fed shower fitting, low level wc, vanity unit with wash basin, chrome towel rail/radiator, tiled walls and flooring, frosted double glazed window to rear aspect, extractor fan.

### First Floor Landing

Doors leading off to:







### Bedroom 3

16'8" maximum x 6'6", 255'10" (5.10 maximum x 2.78)

Two double glazed windows to front aspect, radiator, wall mount tv point.

### Bedroom 4

17'1" x 7'8" maximum (5.22 x 2.34 maximum)

Two double glazed windows to rear aspect, radiator, eaves storage cupboard and door to:

### Walk In Airing Cupboard

Storage space and also housing the pressurised cylinder.

### Family Bathroom

8'2" x 6'8" (2.50 x 2.05)

Corner Jacuzzi bath with electric shower over, low level wc, vanity unit with inset wash basin, vertical radiator, frosted double glazed window, extractor fan, vinyl flooring, eaves storage cupboard.

### Outside

To the front of the property there is a driveway providing ample parking and access to the attached single garage with up and over door, power and lighting. The front garden is laid to lawn with established borders with the added benefit of an additional rectangle area of lawned garden with side borders that is of a generous size and could be further adapted for additional storage or driveway space. The rear garden faces a southerly direction and has an area of raised artificial grassed decking which leads beyond to a paved garden making the whole area very low maintenance. Timber and felt roofed storage shed.

### Tenure

Freehold

### Services

Mains water, electric and drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'D'

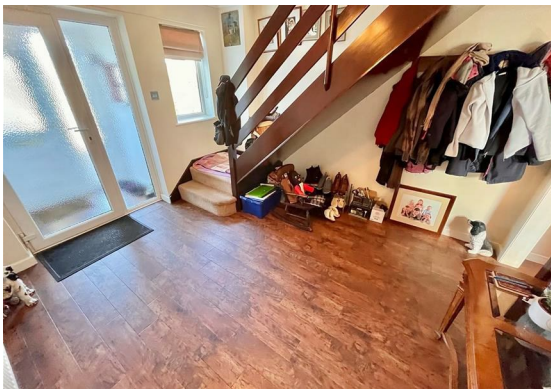
### Location

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 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. Follow the road down and round the right hand bend where the property can be found in the corner of the cul de sac.

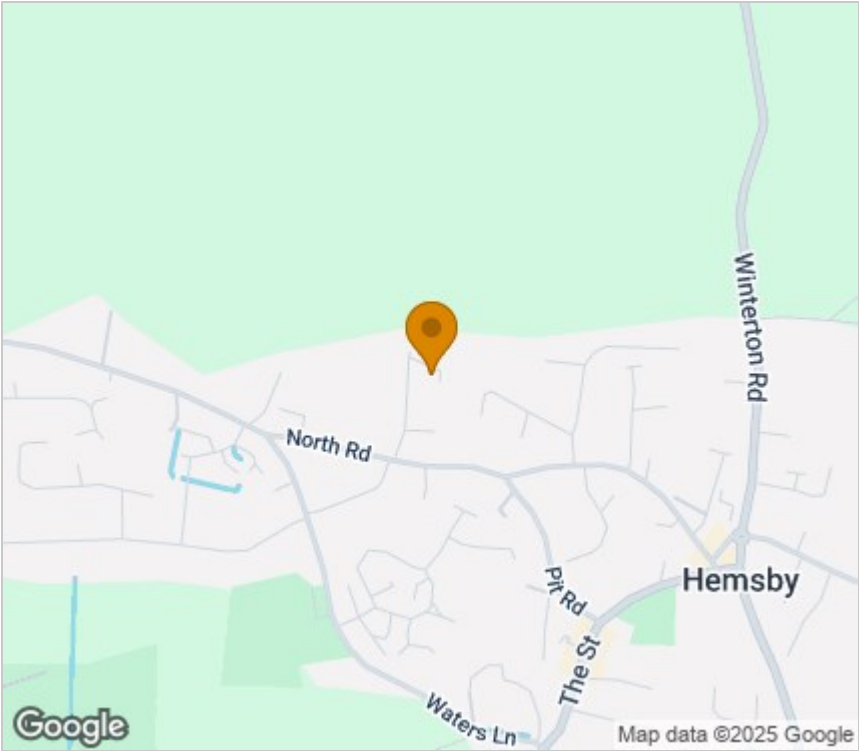
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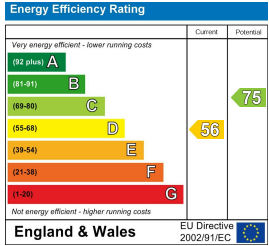
Floor Plan



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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