



2 Waters Lane

Hemsby, Great Yarmouth, NR29 4NH

Price Guide £280,000 - £290,000



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PRICE GUIDE £280,000-£290,000 Aldreds are pleased to offer this deceptively spacious detached bungalow on a generous corner plot in a non estate sought after location. The property has been well maintained and would make an ideal retirement home with scope for further expansion if required. The property offers an entrance hall, lounge, dining room, garden/sitting room, kitchen, two double bedrooms and large bathroom. Outside there are wrap around gardens with a southerly facing rear aspect, long driveway and garage. The property also benefits from a new oil fired central heating system and double glazed windows. Offered chain free.

Entrance Hall

New part double glazed pvc entrance door, radiator, built in storage cupboard, access to the loft space, fitted carpet, doors leading off to:

Lounge

14'1" x 12'3" (4.31 x 3.75)

Fireplace with electric fire, radiator, double glazed window to front aspect with new fitted blinds, fitted carpet, tv point, arched access to:

Dining Room

9'3" x 8'3" (2.84 x 2.52)

Double glazed window to front aspect with new fitted blinds, radiator, fitted carpet, door to:

Kitchen

12'10" x 9'2" (3.93 x 2.81)

Extensively fitted with a range of cream finish wall and matching base units with work surfaces over, single drainer white ceramic sink unit, space and plumbing for a washing machine, storage recess, built in electric oven, four ring ceramic hob with extractor hood over, double glazed window to rear, vinyl flooring, radiator, part glazed wood panelled door to:

Garden/Sitting Room

Brick and double glazed construction with new fitted blinds, radiator, fitted carpet, frosted double glazed door to rear garden.

Bedroom 1

14'2" maximum x 9'11" (4.34 maximum x 3.03)

Double glazed window to rear aspect with new fitted blinds, radiator, tv aerial lead, fitted carpet.

Bedroom 2

13'7" x 9'3" (4.16 x 2.83)

Plus storage recess, double glazed window to rear aspect with new fitted blinds, radiator, fitted carpet.





Bathroom

8'0" x 7'8" (2.46 x 2.35)

Four piece suite comprising panelled bath, corner tiled shower cubicle with mains fed shower fitting, low level wc, pedestal wash basin, tiled walls, radiator, frosted double glazed window to side aspect, vinyl flooring.

Outside

The property sits on a generous corner plot with a long block pavior driveway which extends down the side of the bungalow to the brick built garage with up and over door, power and lighting. To the front of the property is a lawned garden which extends down the side of the bungalow and opens out in to the rear garden with laurel and leylandii screening. Greenhouse, new oil tank/external boiler and fenced boundaries. The rear garden faces a southerly garden.

Tenure

Freehold

Services

Mains water, electric and drainage.

Council Tax

Great Yarmouth Borough Council - 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 the coastal village with Great Yarmouth.

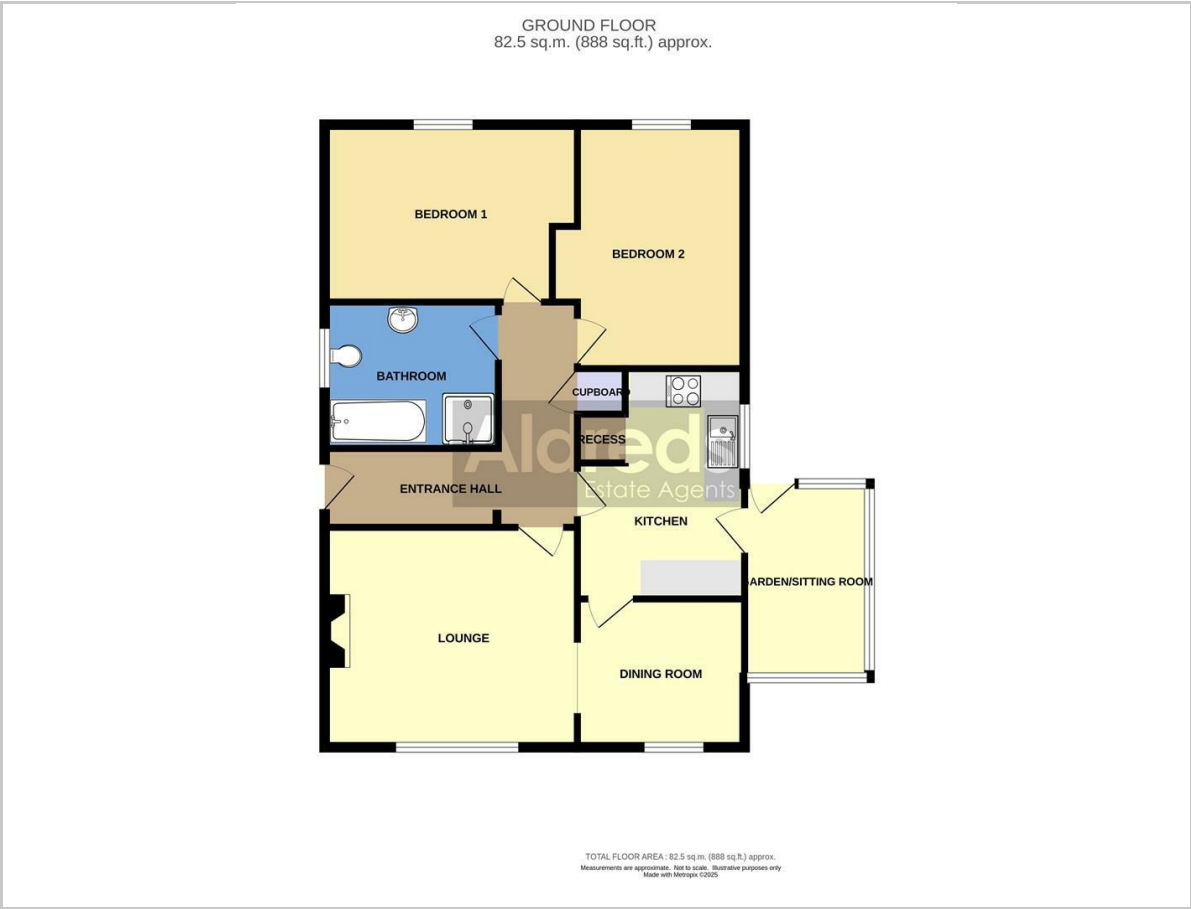
Directions

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, turn left staying on Yarmouth Road, continue over the crossroads with The Street into Waters Lane where the property can be found just past the recreation ground on the left hand side marked with our 'For Sale' board.

Ref: Y12372/3/25/SV



Floor Plan

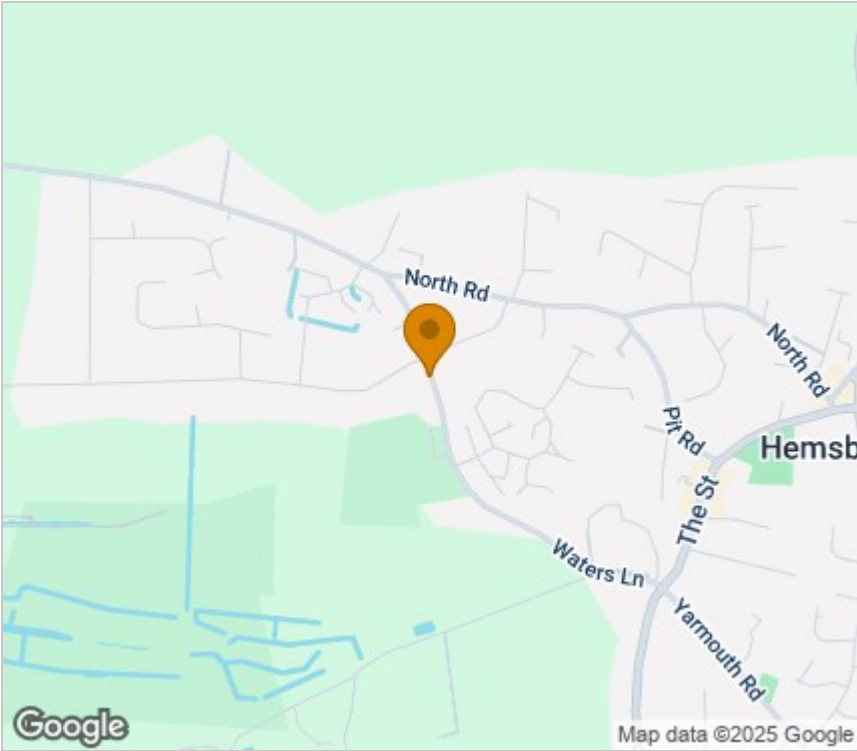


Viewing

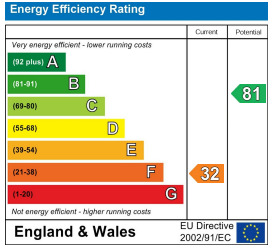
Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ
Tel: 01493 844891 Email: yarmouth@aldreds.co.uk <https://www.aldreds.co.uk/>
Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ
Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA