

Aldreds
Estate Agents



15 Sweetacres

Hemsby, Great Yarmouth, NR29 4NR

£195,000



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Aldreds are pleased to offer this attractively presented semi detached house in a popular location within this well serviced coastal village. The property would make an ideal first home or investment purchase and offers a well equipped living space comprising of an entrance porch, living room, kitchen/breakfast room, conservatory, first floor landing, two double bedrooms and bathroom. Outside there are good size front and rear gardens, garage and driveway for parking. The property also benefits from oil central heating and double glazed windows. Offered chain free.

Entrance Porch

Part double glazed pvc entrance door, internal door to:

Living Room

17'2" x 12'2" (5.25 x 3.71)

Including the concealed staircase to first floor, radiator, tv point, double glazed window to front aspect, door to:

Kitchen/Breakfast Room

12'1" x 6'9" (3.70 x 2.07)

Modern fitted kitchen with wood grain finish base units with work surfaces over, single drainer one and a half bowl stainless steel sink unit, space and plumbing for a washing machine, recess with electric cooker, part tiled walls, oil fired boiler, double glazed windows to side and rear, radiator, part double glazed pvc door to:

Conservatory

9'6" x 9'2" (2.90 x 2.80)

Brick and pvc double glazed construction with polycarbonate roof over, power points, double glazed French doors to rear, wood effect laminate flooring.

First Floor Landing

Doors leading off to:

Bedroom 1

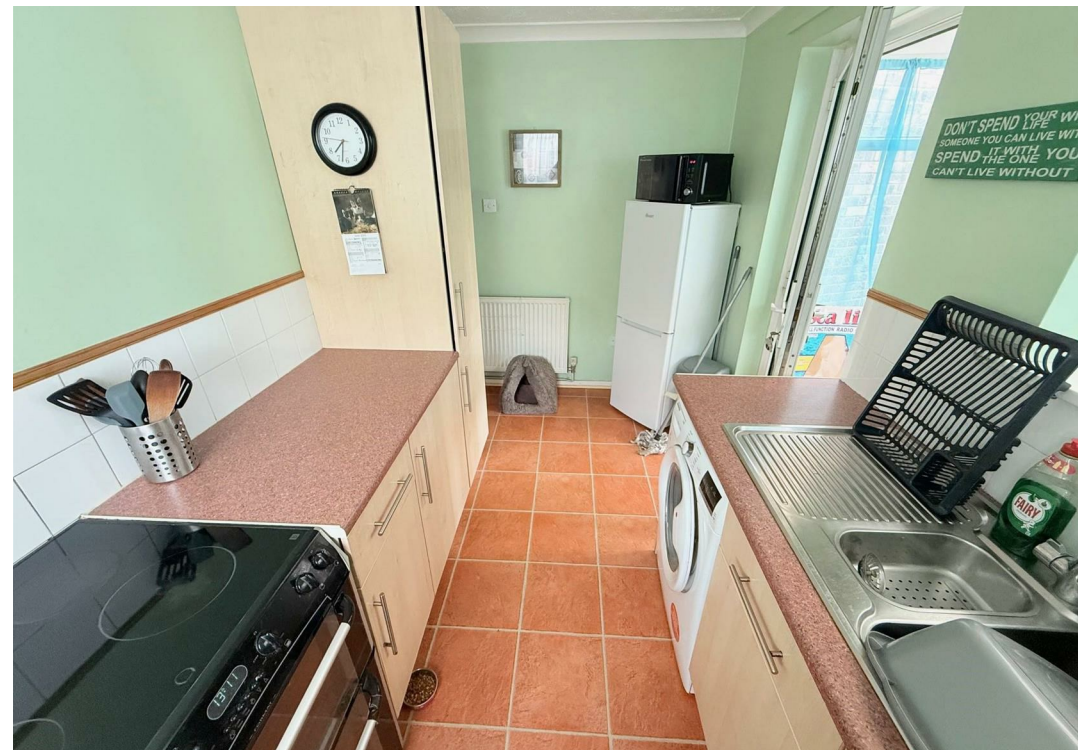
12'1" x 8'8" (3.70 x 2.66)

Plus door recess, wall mount tv point, radiator, double glazed window to front aspect.

Bedroom 2

12'1" x 6'11" (3.70 x 2.11)

Double glazed window to rear aspect, radiator.





Bathroom

8'2" x 4'9" (2.51 x 1.47)

Panelled bath with electric shower over, tiled walls, pedestal wash basin, level wc, radiator, frosted double glazed window to side aspect.

Outside

To the front of the property is a lawned garden with adjacent driveway providing off street parking and access beyond to a single garage with up and over door. A gated access leads in to the rear garden which is of a generous size and laid to lawn with established borders, paved patio area.

Tenure

Freehold

Services

Mains water, electric and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'A'

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 turning into Yarmouth Road, turn right into Barleycroft, turn right into Sweetacres where the property can be found on the left hand side.

Ref: Y12422/06/25/CF



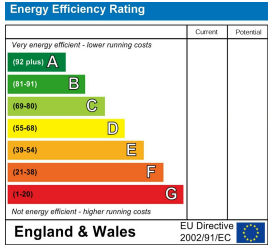
Floor Plan



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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