

**Aldreds**  
Estate Agents



19 Lexington Close

Hemsby, Great Yarmouth, NR29 4ES

Price Guide £240,000





## 19 Lexington Close

Hemsby, Great Yarmouth, NR29 4ES

Aldreds are pleased to offer this very well presented and much improved linked house in a popular quiet cul de sac in the centre of this well serviced village. The property would make an ideal first purchase or family home with accommodation comprising of an entrance hall, living room, luxury kitchen/dining room with built in appliances, first floor landing serving three good size bedrooms and modern bathroom. Outside there is full width driveway parking and access to the attached garage. At the rear is a private low maintenance garden. The property also benefits from double glazed windows, solar panels for lower running costs along with an EV charging point and electric heating. An early viewing is recommended.

### Entrance Hall

New part double glazed composite entrance door, wood effect laminate flooring, night storage heater, carpeted stairs to first floor, door to:

### Living Room

14'1" maximum x 13'7" maximum (4.31 maximum x 4.15 maximum)

Double glazed window to front aspect, night storage heater, wood effect laminate flooring, tv point, door to:

### Kitchen/Dining Room

16'9" x 8'11" (5.12 x 2.72)

Plus under stairs storage cupboard. Luxury matt finish coloured kitchen with wall and matching base units with square edge marble effect work surfaces over, integrated fridge/freezer, dishwasher and cupboard housing the washing machine with tumble dryer over, built in electric oven, four ring ceramic hob and stainless steel extractor hood over, single drainer grey cast sink with mixer taps, part metro tiled walls, night storage heater, double glazed windows and double glazed door to rear, wood effect laminate flooring.

### First Floor Landing

Access to the loft space, fitted carpet, fitted low level storage, airing cupboard housing the hot water cylinder and shelved storage space, double glazed window to side aspect, doors leading off to:

### Bedroom 1

11'8" x 9'6" (3.57 x 2.92)

Double glazed window to front aspect, night storage heater, wood effect laminate flooring.

### Bedroom 2

11'8" x 9'6" (3.57 x 2.92)

Double glazed window to rear aspect, night storage heater, wood effect laminate flooring, tv point.







### Bedroom 3

8'4" x 6'11" (2.55 x 2.11)

Double glazed window to front aspect, night storage heater, wood effect laminate flooring.

### Bathroom

White suite comprising panelled bath with shower mixer attachment, low level wc, pedestal wash basin, tiled walls, chrome towel rail/radiator, extractor fan, frosted double glazed window to rear aspect.

### Outside

To the front of the property is a full width block pavior garden/driveway parking with an EV charging point leading to the attached linked single garage with up and over door, power and lighting with personal door to the rear. The rear garden is very low maintenance laid with a corner raised patio, paves stepping stone pathway and shingle inlay with established borders with open aspect on to an established neighbouring property making it very private,

### 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 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 and proceed to the crossroads with The Street before turning right and after a short distance turn second left in to Lexington Close.

Ref: Y12453/07/25/CF



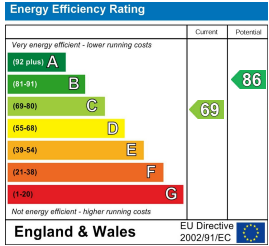
Floor Plan



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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