



67 Martham Road

Hemsby, NR29 4NQ

£425,000



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Aldreds are pleased to offer this substantial detached residence in a sought after location on the outskirts of the village providing views over farmland. This delightful home has been well maintained and offers a flexible living space with an entrance porch serving a spacious reception hall, cloakroom, large living room with an open fireplace leading through to the dining room and kitchen. On the first floor the landing serves four good sized double bedrooms with the main bedroom having an en-suite and beyond a modern family bathroom. Outside a sweeping in and out driveway provides superb parking and access to the garage. At the rear is a private south facing garden which fully compliments this family home. The property also benefits from double glazed windows and oil central heating. An early viewing is recommended.

### Entrance Porch

7'1" x 3'10" (2.17 x 1.17)

Part double glazed pvc entrance door, radiator, double glazed window to front aspect, vinyl flooring, built in storage cupboard, internal door to:

### Reception Hall

Staircase to first floor with under stairs storage cupboard, radiator, wood effect laminate flooring, part double glazed door to rear, door to:

### Cloakroom

Vanity unit with inset wash basin, low level wc, chrome towel rail/radiator, wood effect laminate flooring, frosted double glazed window to rear.

### Living Room

26'4" x 14'4" (8.04 x 4.37)

Superb main reception room with lots of space, cast iron open fireplace, double aspect double glazed windows to rear aspect, wall mount tv point, two radiators, glazed casement doors to:

### Dining Room

12'5" x 10'0" (3.80 x 3.05)

Double glazed cantilevered bay window to front aspect, radiator, open access to:

### Kitchen

13'7" x 9'11" (4.15 x 3.03)

Including a deep shelved pantry cupboard, wood grain finish kitchen with wall and matching base units with work surfaces over, part tiled walls, single drainer stainless steel sink unit, built in electric oven with four ring ceramic hob over, tile effect laminate flooring, double glazed window to front aspect.

### First Floor Landing

Built in airing cupboard and adjacent built in shelved linen cupboard, double glazed window to side aspect, access to the insulated loft space, doors leading off to:

### Bedroom 1

16'6" x 11'6" (5.03 x 3.51)

Radiator, double glazed window to rear aspect, fitted carpet, door to:

### En-Suite Shower Room

Refitted with an aqua panelled shower cubicle with mains fed shower fitting, low level wc, vanity unit with inset wash basin, extractor fan, spot lights.

### Bedroom 2

12'11" x 11'1" (3.95 x 3.39)

Double glazed window to front aspect providing views over farmland in the distance, radiator, fitted carpet.





### Bedroom 3

9'11" x 9'9" (3.04 x 2.98)

Plus a built in wardrobe cupboard, double glazed window to front aspect providing views over farmland in the distance, radiator, fitted carpet.

### Bedroom 4

9'11" x 9'9" (3.04 x 2.98)

Plus a built in wardrobe cupboard, double glazed window to front aspect providing views over farmland in the distance, radiator, fitted carpet.

### Family Bathroom

11'5" x 6'11" (3.49 x 2.12)

Refitted with a quality white suite comprising panelled bath, vanity unit with inset wash basin, low level wc, vinyl flooring, chrome radiator/towel rail, frosted double glazed window to rear aspect.

### Outside

To the front of the property there are twin gated access points forming an in and out driveway which is laid with stone and allows ample parking and storage space for a motor home etc and leading beyond to the attached garage with up and over door, power and lighting and personal door to the rear. At the rear is a private established southerly facing rear garden which is laid to lawn with established borders and a full width sun terrace. Corner pergola seating area.

### 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, 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, continue as the road bears round to the left into Martham Road where the property can be found a short way along on the left hand side.

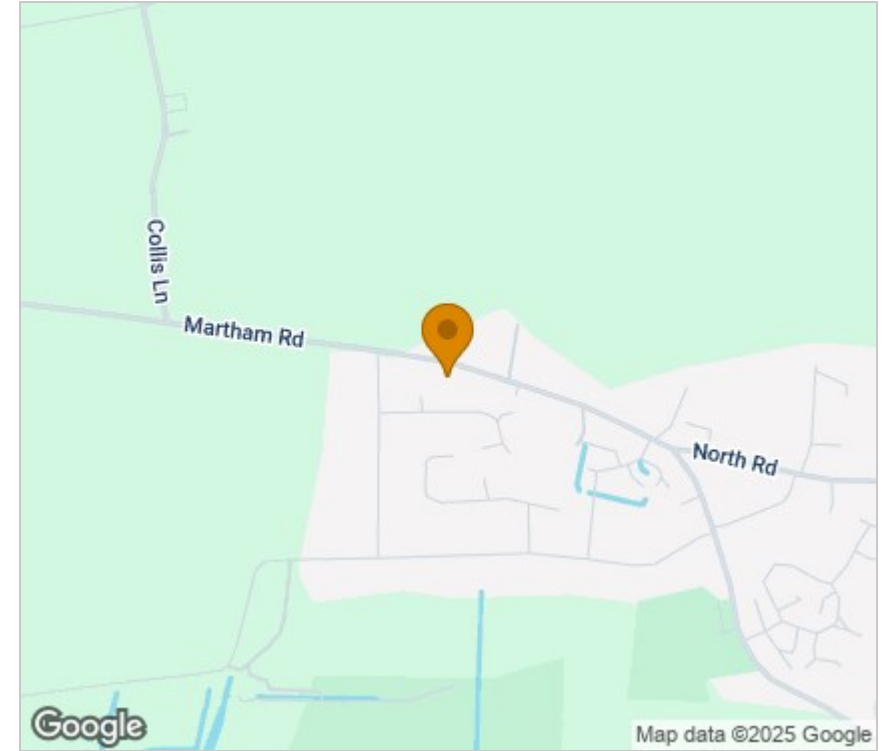
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## Floor Plan



## Area Map



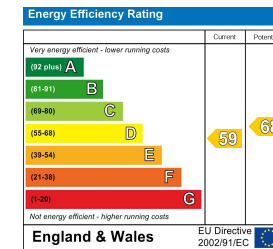
## Viewing

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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## Energy Efficiency Graph



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