



21 Stable Field Way

Hemsby, Great Yarmouth, NR29 4TE

Guide Price £245,000 - £250,000



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Guide £245,000-£250,000. Aldreds are pleased to offer this attractively presented, 2008 built mid terraced house built by well respected builders Norfolk Homes. This superb property is quietly situated on this desirable estate and offers roomy accommodation comprising of entrance hall, living room, kitchen/dining room with built in appliances, cloakroom, landing, master bedroom with en-suite shower room, two further bedrooms with built in wardrobes, family bathroom, low maintenance front and rear gardens, garage with car parking space. The house is designed for energy efficiency with oil fired central heating (underfloor to ground floor) and good quality double glazed windows. An early viewing is recommended.

## Entrance Hall

Part double glazed composite entrance door, under floor heating, stairs to first floor with under stairs cupboard, doors leading off to:

## Cloakroom

Generous cloakroom with low level wc with concealed cistern, recess with vanity unit and circular bowl sink with mixer tap, tiled flooring with under floor heating, frosted double glazed window to front aspect.

## Living Room

14'7" x 12'6" (4.46 x 3.82)

Well proportioned room with two double glazed windows to front aspect, fitted carpet with under floor heating, tv point, wall mounted electric fire.

## Kitchen/Dining Room

16'0" x 8'5" (4.90 x 2.58)

Extensively fitted with a range of good quality wood effect wall and matching base units with granite effect work tops over, single drainer one and a half bowl cast sink with mixer taps, space and plumbing for a washing machine, built in Bosch electric double oven, four ring ceramic hob and stainless steel extractor hood over, cupboard housing the oil fired boiler, recessed spot lights, part tiled walls, tiled flooring with underfloor heating, double glazed window to rear aspect with adjacent double glazed French doors, space for a table and chairs.

## First Floor Landing

Built in airing cupboard housing the pressurised hot water cylinder with storage space, access to the loft space, radiator, fitted carpet, doors leading off to:

## Bedroom 1

10'8" x 10'1" (3.26 x 3.09)

Plus built in double wardrobe cupboard, tv point, radiator, two double glazed windows to front aspect, fitted carpet, door to:

## En-Suite Shower Room

7'6" x 3'11" (2.29 x 1.20)

Full width tiled shower cubicle with mains fed shower fitting, vanity unit with inset circular bowl sink with mixer tap and adjacent low level wc with concealed cistern, half tiled walls, recessed spot lights, chrome towel rail/radiator, extractor fan, vinyl flooring.

## Bedroom 2

6'6", 311'8" x 8'10" (2.95 x 2.71)

Plus built in double wardrobe cupboard, radiator, tv point, double glazed window to rear aspect, fitted carpet.

## Bedroom 3

9'0" x 6'11" (2.75 x 2.11)

Plus built in double wardrobe cupboard, radiator, double glazed window to front aspect, fitted carpet.





#### Family Bathroom

White suite comprising panel bath with shower mixer tap, tiled wall surround, vanity unit with inset circular bowl sink with mixer tap and adjacent low level wc with concealed cistern, part tiled walls, chrome towel rail/radiator, vinyl flooring, recessed spot lights, frosted double glazed window to rear aspect, extractor fan.

#### Outside

To the front of the property is a low maintenance garden laid with inset planting, paved pathway to the entrance with outside light. To the rear is a generous garden which is also fairly low maintenance laid with central lawn flanked by paved patio/pathway. At the bottom of the garden a gate leads to the allocated parking and brick and tiled single garage with up and over door, power and lighting. The rear garden is also fully enclosed and has an outside light.

#### Tenure

Freehold

#### Services

Mains water, electric and drainage.

#### Council Tax

Great Yarmouth Borough Council - Band 'C'

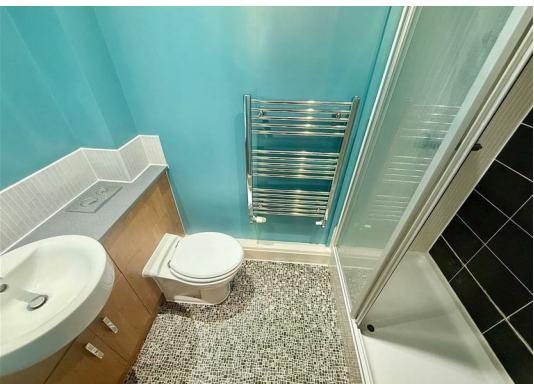
#### Location

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, 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. Kingway is an area of the village which includes a SPAR shop, hairdressers and Chinese restaurant. This is also the main location for buses into Great Yarmouth and Martham. The tourist-based part of the village lies along Beach Road and is commonly known as Hemsby Beach.

#### 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, turn right into Stable Field Way, continue straight ahead, as the road bears round to the right and then left where the property can be found on the right hand side.

Ref: Y12571/11/25/CF



## Floor Plan



## Viewing

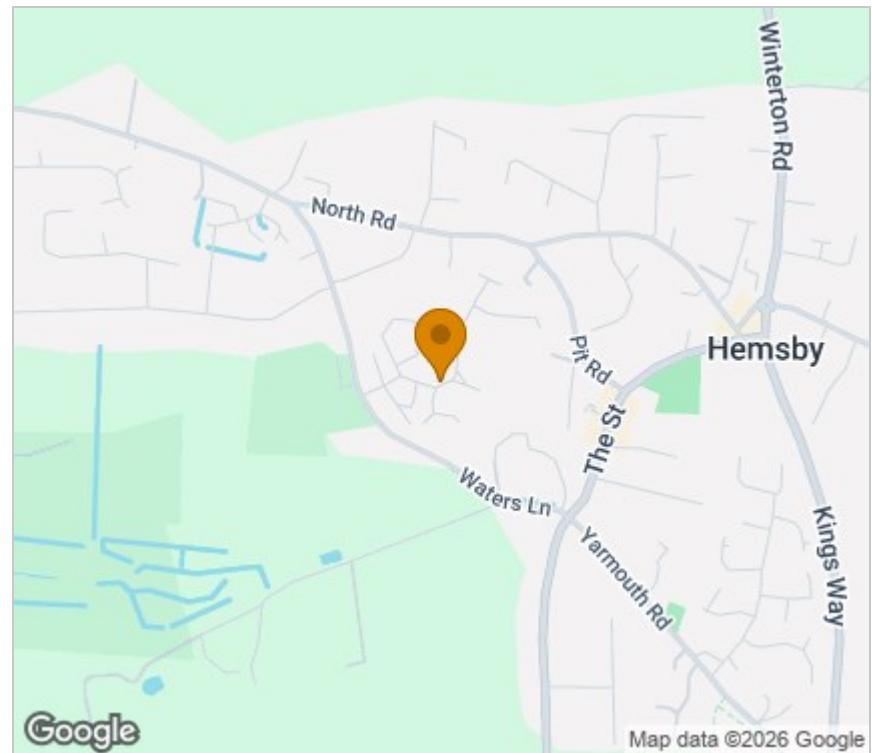
Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

