

**Aldreds**  
Estate Agents



25 Stable Field Way

Hemsby, Great Yarmouth, NR29 4TE

£245,000





## 25 Stable Field Way

Aldreds are pleased to offer this 2009 constructed mid terraced house, built by well respected builders Norfolk Homes. This deceptively spacious property is situated on this desirable estate and offers roomy accommodation comprising of an entrance hall, living room, kitchen/dining room with built in appliances, cloakroom, landing, master bedroom with en-suite shower room, two further double 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, wood effect laminate flooring with under floor heating, stairs to first floor with under stairs cupboard, doors leading off to:

### Cloakroom

Low level wc, corner wash basin, wood effect laminate flooring with under floor heating, extractor fan, frosted double glazed window to front aspect.

### Living Room

15'0" maximum x 13'6" maximum narrowing to 10'1" (4.59 maximum x 4.13 maximum narrowing to 3.09m)

Wood effect laminate flooring with under floor heating, two double glazed windows to front aspect, moulded fireplace with electric fire, storage alcove, wall mounted tv point.

### Kitchen/Dining Room

13'10" maximum x 8'4" (4.23 maximum x 2.56)

Fitted gloss finish kitchen with wall and matching base units with wood effect work surfaces over, part tiled walls, built in electric oven, four ring ceramic hob, glass splashback and extractor hood over, inset stainless steel sink unit, space and plumbing for a washing machine, wood effect laminate flooring with under floor heating, cupboard housing the oil boiler, double glazed window and double glazed French doors to rear.

### First Floor Landing

Built in double width airing cupboard housing the pressurised hot water cylinder, access to the loft space, radiator, doors leading off to:

### Bedroom 1

18'2" x 9'4" (5.56 x 2.85)

Plus a bank of wardrobes to one wall, two radiators, tv point, two double glazed windows to front aspect, door to:

### En-Suite Shower Room

Tiled shower cubicle with mains fed shower fitting, low level wx, vanity unit with inset wash basin, chrome towel rail/radiator, extractor fan, frosted double glazed window to front aspect.

### Bedroom 2

12'2" x 9'10" maximum (3.72 x 3.02 maximum)

Plus built in mirror fronted wardrobe cupboards, radiator, tv point, double glazed window to rear aspect.

### Bedroom 3

12'8" x 8'5" (3.88 x 2.59)

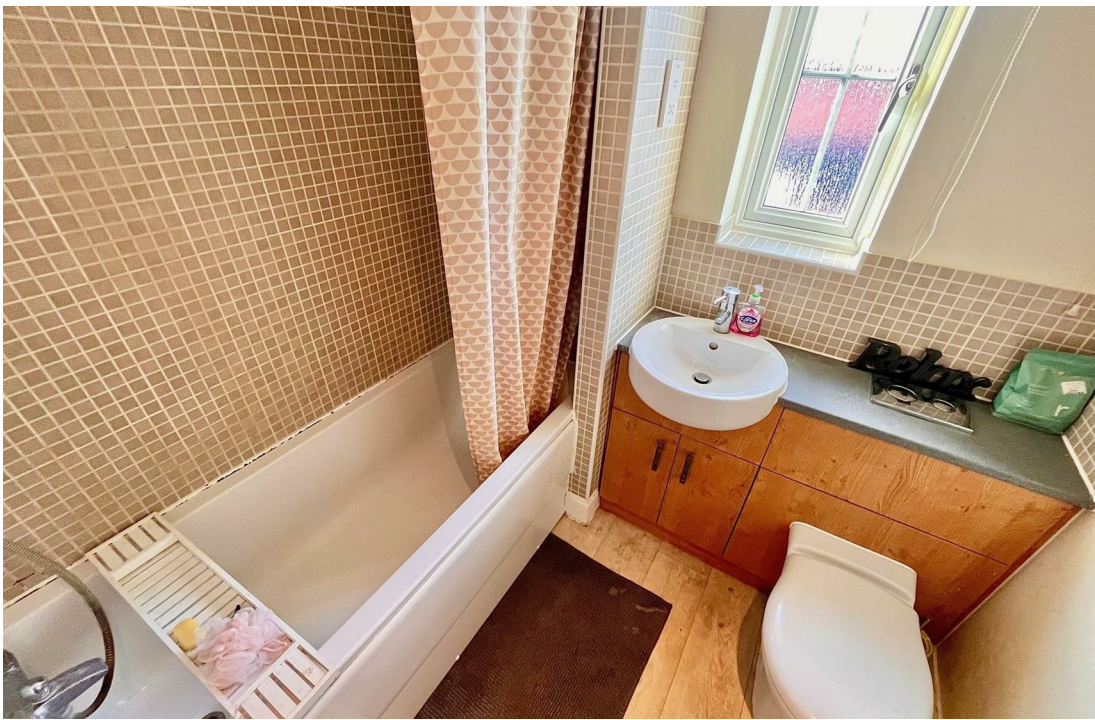
Plus built in wardrobe cupboard with mirrored doors, radiator, tv point, double glazed window to rear aspect.

### Family Bathroom

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







### Outside

To the front of the property is a hard standing for a car with small garden area. A gated access leads in to the rear garden which is laid with patio and lawn and enclosed by timber panelled fencing and brick boundary walling. Beyond the garden is an en bloc garage and parking space.

### 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.

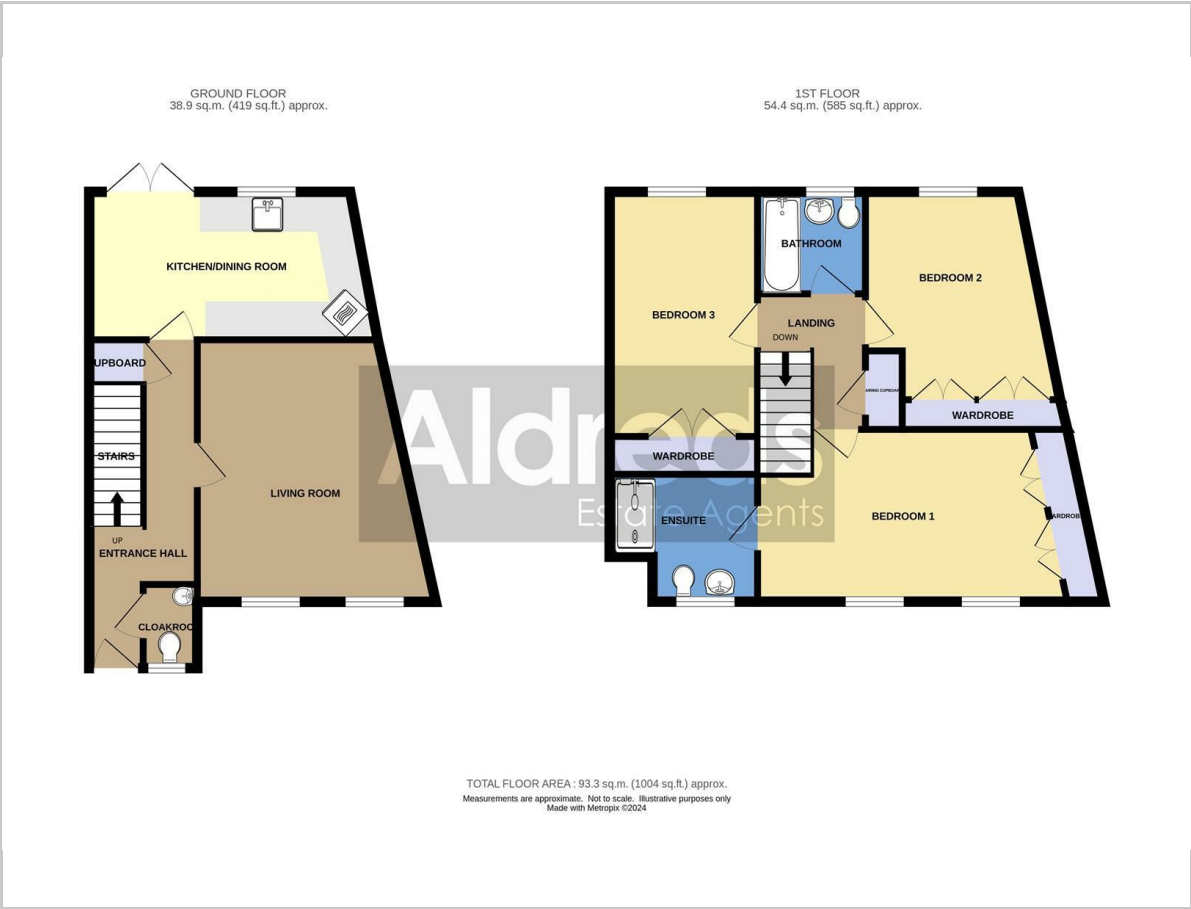
### Directions

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 the property can be found on the left hand side after a short distance.

Ref: Y12056/04/24/CF



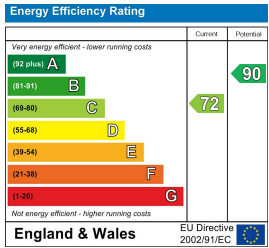
Floor Plan



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.

**Disclaimer**  
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.