



**Barleycroft, Hemsby Great Yarmouth NR29 4NS**



**welcome to**

**Barleycroft, Hemsby Great Yarmouth**

Spacious Family Home. Within a desirable village Location, with amenities easily accessible & Hemsby's sandy Beach within walking distance.



**\*\*GUIDE PRICE £210-000-£220,000\*\*\*VIEWING RECCOMENDED\* 4/5 Bedroom detached family home is situated within the desirable residential area of Hemsby and a vibrant holiday destination. Also adjoining to the highly sought-after Norfolk & Suffolk Broads. Benefiting from a wide range of local amenities, including schools for all ages, public transport, supermarkets, local shops, pubs, restaurants, bars and an abundance of entertainment and seaside attractions. This home comprises of entrance hall, light filled living area, dining room, kitchen, conservatory, wc, garage room. To the first floor 4 well-proportioned bedrooms & bathroom. With a large garden to the rear of the property & ample off road parking to the front. Please note this property does need minor cosmetic work. Great potential, please call to book a viewing on 01493331144.**

### **Entrance Hall**

### **Cloakroom**

### **Lounge**

16' 5" x 11' 10" ( 5.00m x 3.61m )

Wooden laminate flooring, radiator, ceiling light, double glazed window to front aspect.

### **Dining Room**

12' 4" x 9' 5" ( 3.76m x 2.87m )

Wooden laminate flooring, radiator, ceiling light.

### **Kitchen**

14' 7" x 8' 2" Max ( 4.45m x 2.49m Max )

Tiled flooring, floor & wall units, built in oven, electric hob & hood, space for fridge freezer, plumbing for washing machine, sink, 2 x radiators, double glazed window to rear aspect, spotlights.

### **Conservatory**

17' x 8' 6" ( 5.18m x 2.59m )

Tiled flooring, radiator, 1 x wall light.

### **Bedroom 1**

13' 7" x 8' 8" ( 4.14m x 2.64m )

Carpet, radiator, ceiling light, double glazed window to front aspect.

### **Bedroom 2**

8' 9" x 15' 6" ( 2.67m x 4.72m )

Carpet, radiator, double glazed window to rear aspect, ceiling light.

### **Bedroom 3**

10' 3" x 9' 1" ( 3.12m x 2.77m )

Radiator, double glazed window to front aspect, ceiling light.

### **Bedroom 4**

10' 1" x 9' 1" ( 3.07m x 2.77m )

Carpet, radiator, ceiling light, double glazed window to rear aspect.

### **Bathroom**

Bath, wc, wash hand basin, partially tiled walls, radiator, double glazed window to front aspect, extractor, spotlights.

### **Garage Room/bedroom 5**

15' 9" x 7' 4" ( 4.80m x 2.24m )

Tiled flooring, radiator, spotlights, double glazed door leading to rear garden.

### **Front Garden**

Brick weave driveway for ample off road parking, gate leading to side access.

### **Rear Garden**

Massive lawned area, decking area for seating.



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## Barleycroft, Hemsby Great Yarmouth

- 4/5 Bedrooms
- Detached House
- Great Potential
- Large Family Home
- Ample Off Road Parking
- CHAIN FREE

Tenure: Freehold EPC Rating: C

guide price

**£210,000**



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
GTY108005 - 0002

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william h brown



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