

Barleycroft, Hemsby Great Yarmouth NR29 4NS



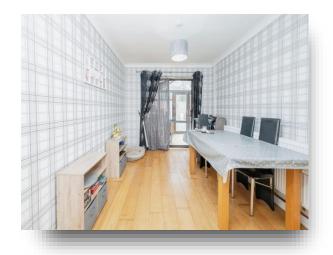
welcome to

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 compromises of entrance hall, light filled living area, dining room, kitchen, conservatory, wc, garage room. To the first floor 4 wellproportioned 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" \times 8' 8" ($4.14m \times 2.64m$) 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" ($3.12m \times 2.77m$) Radiator, double glazed window to front aspect, ceiling light.

Bedroom 4

10' 1" \times 9' 1" ($3.07m \times 2.77m$) 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.





welcome to

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 process and do not form any part of an appearance. Mo liability is taken for any arror or mix statement. All parties any train on their own immediates









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/GTY108005



Property Ref: GTY108005 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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