

# Common Road, Hemsby Great Yarmouth NR29 4LT



## welcome to

# Common Road, Hemsby Great Yarmouth

\*\*CHAIN FREE\*\* Three bed detached bungalow available in the highly sought after village of Hemsby. Providing ample off street parking with single garage and a large private garden.











#### **Front Exterior**

Lawned area to side and driveway for off road parking, leading to carport and garage with up and over door

### **Entrance Hall**

uPVC door to front aspect, carpeted flooring, 2x ceiling lights and radiiator

#### Cloakroom

DG Opqaue window to side aspect, low level W/C, partially tiled walls, vinyl flooring and ceiling light

#### Lounge

14' 8" x 10' 10" ( $4.47m \times 3.30m$ ) DG sliding patio doors, giving access to conservatory, carpeted flooring, radiator, wall sockets, TV point, 2x wall lights and feature fireplace and surround

#### **Kitchen/Diner**

#### 16' 7" x 8' 8" ( 5.05m x 2.64m )

DG windows to side and front aspect,. A range of wall and base units and complimentary wood effect worksurfaces over, built in electric oven, gas hob with stainless steel canopied extractor fan over, 1.5 bowl stainless steel sink and drainer with mixer tap, plumbing for washing machine and dishwasher, space for under counter fridge/freezer, partially tiled walls, vinyl flooring, wall sockets, ceiling light and radiator

#### Conservatory

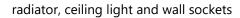
12' 3" x 8' 3" ( 3.73m x 2.51m ) A fully glazed conservatory with wrap around windows and door giving access to rear garden, carpeted flooring

#### **Bedroom One**

14' 8" x 8' 8" ( 4.47m x 2.64m ) DG window to rear aspect, carpeted flooring, wall sockets, ceiling light and radiator

#### **Bedroom Two**

12' 5" x 11' 10" Max ( 3.78m x 3.61m Max ) DG window to front aspect, carpeted flooring,



#### **Bedroom Three**

7' 7" x 9' 11" ( 2.31m x 3.02m ) DG window to side aspect, wall sockets, carpeted flooring, radiator and ceiling light

#### **Shower Room**

DG Opaque window to side aspect, shower cubicle, with electric shower attachment, wash hand basin, radiator, vinyl flooring and fully tiled walls

#### Rear Garden

A large enclosed rear garden, predominatly laid with paving and lawned area to side. 2 Greenhouse's and views of the fields





### welcome to

## **Common Road, Hemsby Great Yarmouth**

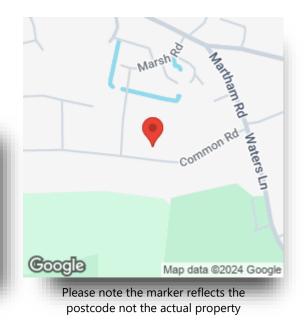
- Three Bedroom Linked Detached Bungalow
- Lots of Potential
- Enviable Village Location
- Shower Room and W/C
- Close to Amenities

Tenure: Freehold EPC Rating: E

# £250,000







view this property online williamhbrown.co.uk/Property/GTY108706



Property Ref: GTY108706 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

# william h brown



01493 331144



greaty arm outh @william hbrown.co.uk



3 Hall Quay, Great Yarmouth, Norfolk, NR30 1HX



williamhbrown.co.uk