



**Long Beach Estate, Hemsby Great Yarmouth NR29 4JD**

**welcome to**

**Long Beach Estate, Hemsby Great Yarmouth**

**\*\*GUIDE PRICE £425,000 TO £450,000\*\*** Large, high-quality three-bedroom detached home in a popular coastal village, offering two en-suites, a family bathroom, two driveways and a garage.



### **Lounge**

23' x 21' 8" ( 7.01m x 6.60m )

Double glazed window to front & rear aspect, patio doors to rear aspect, radiator, carpet, electric fireplace.

### **Kitchen**

9' 2" x 15' 9" ( 2.79m x 4.80m )

Double glazed window to front aspect x2, variety of wall & base units, sink and drainer, range cooker, cookerhood, radiator, tiled flooring.

### **Utility Room**

7' 6" x 5' 4" ( 2.29m x 1.63m )

Double glazed window to side aspect, tiled flooring, plumbing for washing machine.

### **Bedroom Two**

11' 10" x 11' 6" ( 3.61m x 3.51m )

Double glazed window to rear aspect, carpet, built in wardrobe.

### **En-Suite**

Tiled flooring, W/C, wash hand basin, shower cubicle, towel radiator, double glazed window to side aspect.

### **Bedroom Three**

11' 6" x 9' 2" ( 3.51m x 2.79m )

Double glazed window to front aspect, carpet, radiator.

### **Bathroom**

W/C, wash hand basin, towel radiator, double glazed window to side aspect, bath with overhead shower.

### **First Floor**

#### **Lounge**

18' 8" x 12' 10" ( 5.69m x 3.91m )

Double glazed window to front aspect, carpet, radiator.

#### **Bedroom One**

25' 11" x 12' 10" ( 7.90m x 3.91m )

Double glazed window to front aspect, carpet, radiator, built in wardrobes.

### **En-Suite**

Vinyl flooring, bath with overhead shower, W/C, wash hand basin, towel radiator, bidet.



***view this property online*** [williamhbrown.co.uk/Property/GTY109606](http://williamhbrown.co.uk/Property/GTY109606)





**welcome to**

## **Long Beach Estate, Hemsby Great Yarmouth**

- Three Bedroom Detached House
- Popular Coastal Village Location
- Two En-Suites & Family Bathroom
- High Quality Build Throughout
- Two Driveways & Garage

Tenure: Freehold EPC Rating: C

Council Tax Band: D

guide price

**£425,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/GTY109606](http://williamhbrown.co.uk/Property/GTY109606)



Property Ref:  
GTY109606 - 0003

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**



[greatyarmouth@williamhbrown.co.uk](mailto:greatyarmouth@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**