

£315,000  
Guide Price



## Herringfleet Road

Great Yarmouth, NR31 9HJ

- CHAIN FREE
- Enclosed rear garden
- Ample off road parking for multiple vehicles
- Plot surrounded by trees and woodlands
- Large double bedroom
- Open living room area
- Stunning sun room
- Large bath/shower room
- Sought after rural location
- Opportunity to put your own stamp on it





### Location

St Olaves to the south west of Great Yarmouth is a small village on the banks of the River Waveney with a popular village pub and beautiful views over the River Waveney. Boats to sail on the Broads can be hired here. There is a direct bus route giving easy access to and from St. Olaves as well as a railway station offering services to London and surrounding areas as well as doctors surgeries near by, a range of shopping, sporting, recreational facilities and schooling for all ages.



### Utility Room

3.69m x 1.96m

Doors to the front and rear aspect, single glazed window, tile flooring, part tile walls, laminate work surfaces with space below for appliances including a washing machine and tumble dryer, doors opening to the kitchen, built in storage cupboard and oil boiler under the work surface.



### Kitchen

2.81m x 3.11m

UPVC double glazed timber framed window to front aspect, tile flooring, tile walls, units above and below, laminate work surfaces, stainless steel sink with drainer, integrated oven with electric hob, space for appliances including a dishwasher and door opening to the living room area.



### Living room

4.56m x 3.11m

UPVC double glazed windows to front and side aspects, parquet flooring, cast iron multi dual burner and an opening to the lobby.

### Lobby

1.39m x 3.95m

Aluminium entrance door to side aspect, parquet flooring, opening to the sitting room/bedroom 2 and doors leading to a built in storage cupboard, bathroom and main bedroom.

### Bathroom

2.60m x 2.19m

UPVC double glazed windows to side aspect, tile flooring, tile walls, enclosed shower, toilet, pedestal hand wash basin, corner bath and bidet.



### Bedroom 1

3.61m x 3.17m

UPVC double glazed sliding doors to rear aspect, carpet flooring, large room with double bed and built in wardrobes.

### Sitting Room/Bedroom 2

3.47m x 3.13m

An additional reception room which also has the potential to be used as a second bedroom, comprising of a UPVC Double glazed window to the side aspect, parquet flooring and doors opening to the conservatory.



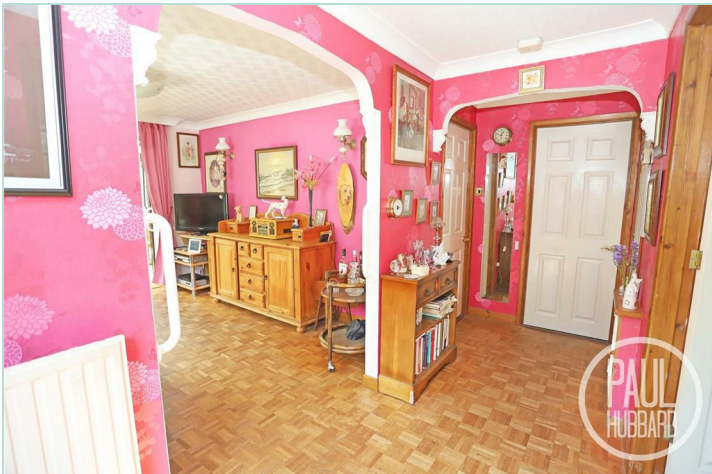
### Conservatory

3.50m x 5.50m

UPVC double glazed sliding doors to the rear aspect opening into the garden and windows surround, tile flooring and ceiling fan.

### Outside

To the front of the property a sizeable shingle driveway with off road parking for multiple vehicles which leads up to the main entrance door and access round to the rear.



To the rear of the property a patio seating area leads up to a laid lawn garden with mature shrubs and hedges, side access and a timber pergola with workshop area to the rear.

### Financial Services


If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.







Tenure: Freehold  
 Council Tax Band: D  
 EPC Rating: TBC  
 Local Authority: Great Yarmouth Borough  
 Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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