



ADDRESS
34 Barleycroft
Hemsby
Norfolk
NR29 4NS

TENURE
Freehold

L  R K E S

WWW.LARKES.CO.UK
SALES@LARKES.CO.UK
01493 330299



**FIND
YOUR
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A modern semi-detached home, with an open plan lounge/diner, a kitchen and porch on the ground floor and two bedrooms, and a modern bathroom on the first floor. The private garden has a southerly aspect that bathes it in light throughout the day.

Access is provided via a glazed door leading into a useful entrance porch. A charming living/dining room is situated towards the front of the property with an open staircase and understair cupboard providing useful storage space, the reception area leads through to the rear kitchen featuring fitted base and wall mounted cabinetry, rolled edge laminate work top surfaces, with inset stainless-steel sink, integrated oven and ceramic four burner hob, and a washing machine point. A glazed door from the leads out to the patio and gardens beyond.

On the first floor a central landing provides access to the bedrooms, and family bathroom. The bathroom has a white suite comprising a pedestal wash basin, close coupled WC, and panel bath with shower over, and a newly installed heated towel rail. An airing cupboard with emersion heater provides useful as storage for laundry.

This semi-detached home offers newly installed oil filled electric radiators, and uPVC double glazing. The flooring has been updated with newly fitted carpets in a modern grey colour palette.

Outside the rear garden is laid to lawn with a small patio area. The boundary treatments are a mix of brick walling and panel fences with concrete posts. To the front there is a block paved driveway offering parking for upto two vehicles, and access to a single garage.

Tenure: Freehold
Heating: Newly installed oil filled electric radiators
Council Tax: Band A (£1,362)

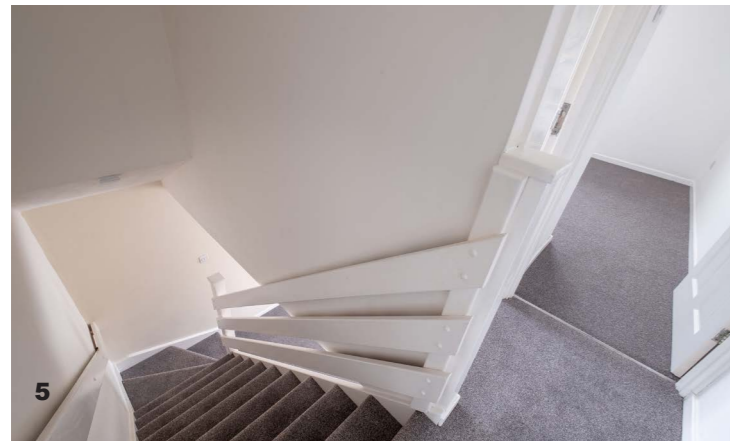
The property is in Hemsby-On-Sea, a popular coastal village with a full range of services including a primary school, convenience stores, doctors, dentists, a pharmacy, public houses, restaurants, and a petrol station. Supermarkets, and secondary schools can be found in the neighbouring village of Caister-On-Sea, just five minutes down the road.

The village also offers easy transport links to the Market Town of Great Yarmouth (fifteen-minute drive) and the Cathedral city of Norwich (approximately 40 minutes by car).

Additional local facilities include The Norfolk Broads, Great Yarmouth Racecourse, and the Norfolk Coast Path which can be accessed nearby with parts of the neighbouring coastline in the ownership of the National Trust.

Please note that all areas, measurements, and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.

Larkes have not tested any services, appliances, or specific fittings - prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.



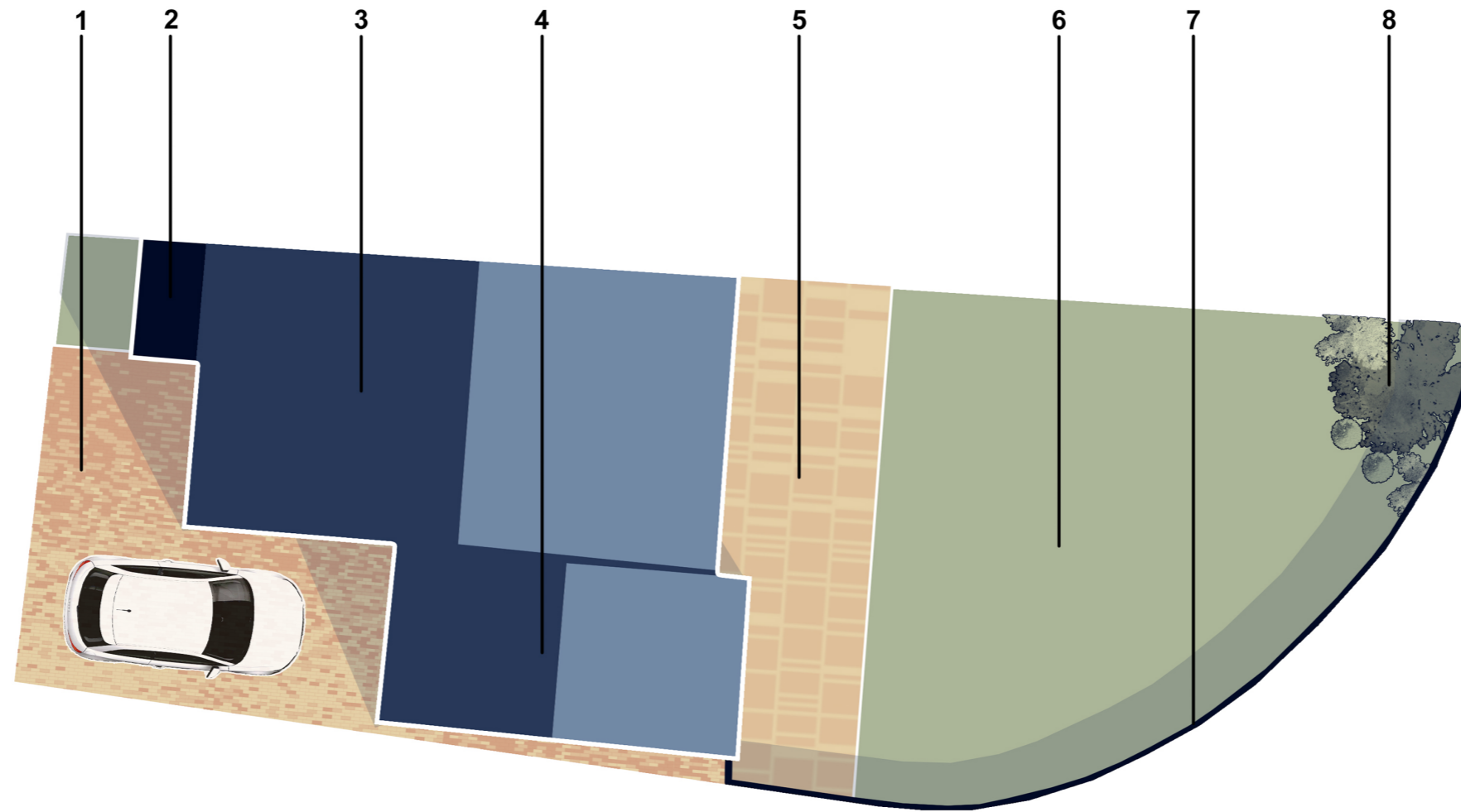
- 1. Bathroom
- 2. Kitchen
- 3. South facing garden
- 4. Front bedroom
- 5. Landing & staircase



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- 1. Driveway
- 2. Porch
- 3. Residence
- 4. Garage
- 5. Patio
- 6. Lawn Garden
- 7. Boundary wall
- 8. Flower bed

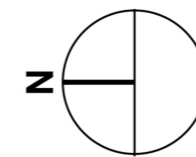
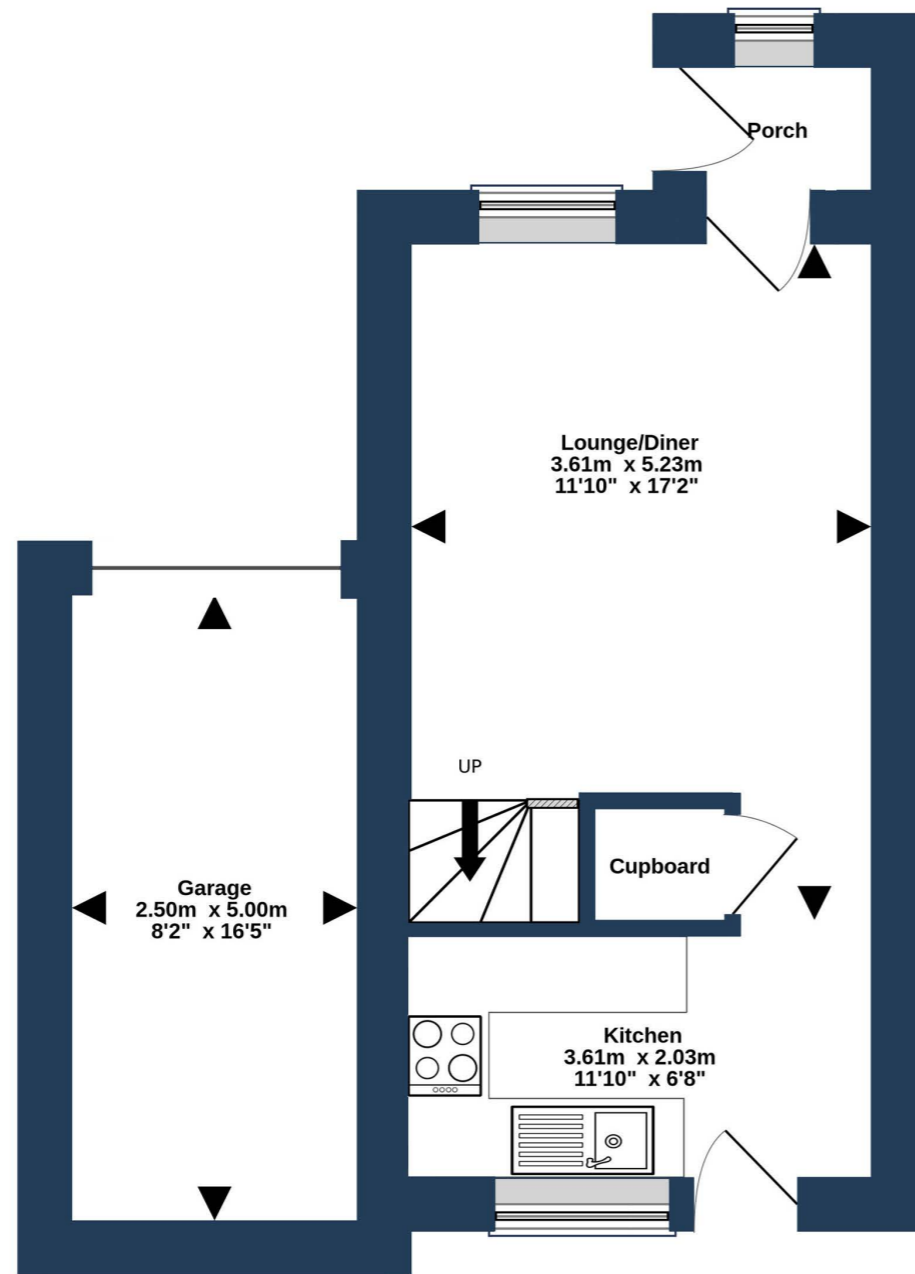
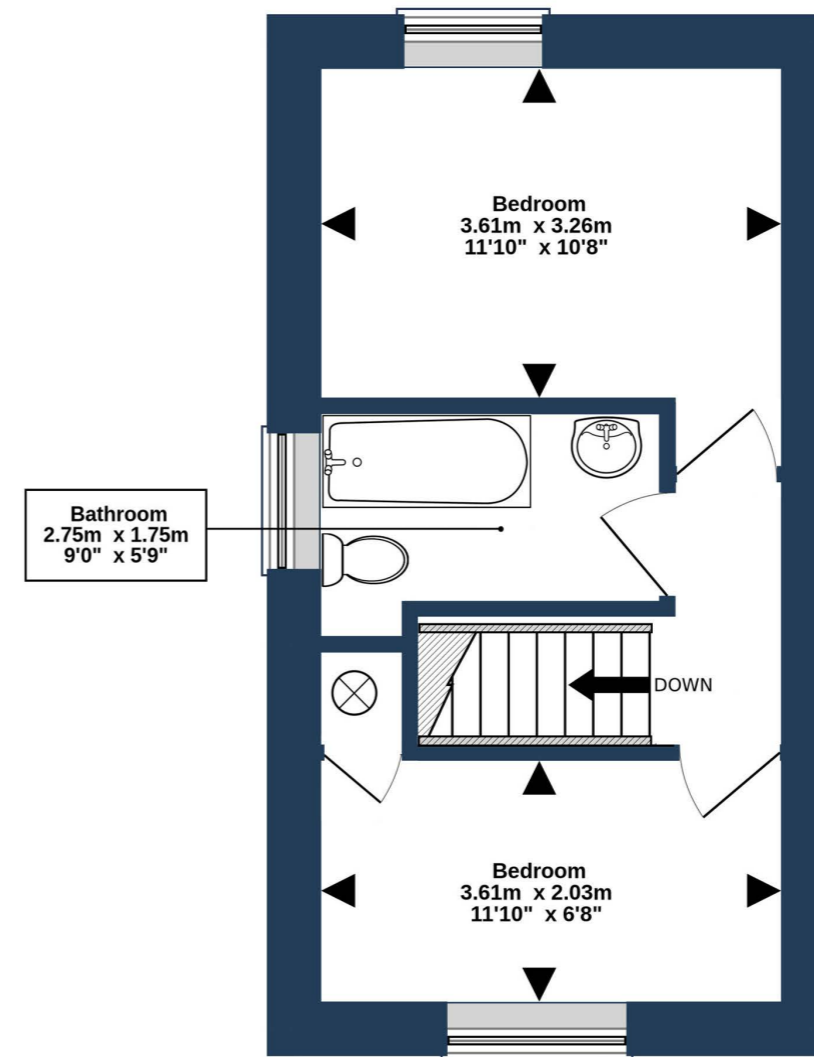


Illustration for identification purposes only, measurements are approximate and recorded from OS Map Data provided by NCC Map Explorer. Plan not to scale.



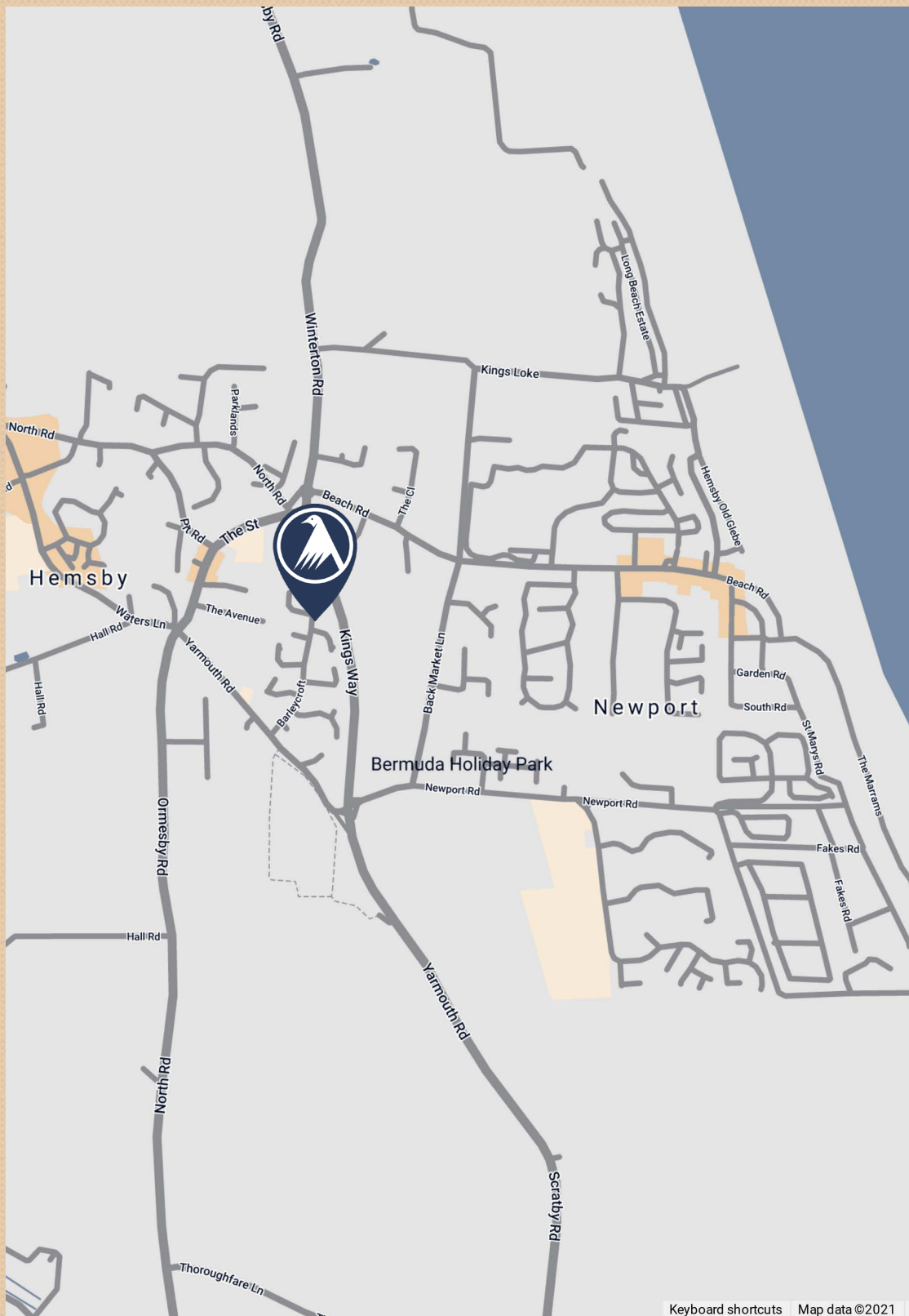
Ground Floor
 40.6 sq.m. (437 sq.ft.) approx.



First Floor
 26.3 sq.m. (283 sq.ft.) approx.

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 Plan not to scale.

Ref: 7276



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