

Aldreds
Estate Agents



21 Common Road

Hemsby, Great Yarmouth, NR29 4LT

£295,000



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Aldreds are delighted to offer this three bedroom detached bungalow in the much sort after coastal village location of Hemsby. The village benefits from a multitude of amenities including post office, supermarket, butchers, pharmacy, pubs, takeaways, medical centre, dentist, primary school & sports facilities. The property offers a flexible layout of accommodation comprising of an entrance hallway, fitted kitchen, living/dining room, conservatory, 3 bedrooms, bathroom, outdoor office, large garage and oil central heating, with a brand new oil boiler fitted in 2025. The property offers scope for further improvements to expand living space into the garage and outdoor office if required (subject to any necessary consents)

Entrance Hall

Doors leading off, radiator and central heating controls, access to loft space.

Lounge/Dining Room

19'8" x 10'11" max (6 x 3.33 max)

A good sized family room for formal or family dining/relaxing, including open fire, tiled fireplace and hearth, French doors opening to conservatory, window to side aspect, 2 radiators.

Conservatory

10'5" x 9'10" (3.2 x 3)

Approx. south facing Conservatory of brick and UPVC construction, windows to rear and side aspects, doors leading to patio and rear garden. Air conditioning/heating unit makes this space a comfortable living area throughout the year.

Kitchen

10'11" x 8'7" (3.33 x 2.63)

Comprises of base, wall and draw units, electric cooker point, white sink and drainer with mixer tap, space for fridge freezer, built-in dishwasher, windows to front and side aspect. Airing cupboard with electric meter and hot water tank.

Bathroom

9'4" x 5'5" (2.85 x 1.66)

Good sized bathroom with corner bath and electric shower over, fitted cupboards, tiled floor, radiator. Obscured window to side aspect.

Bedroom 1

10'11" x 10'5" (3.33 x 3.2)

Double glazed window to front aspect, radiator, built-in wardrobes, drawers and bed side tables.

Bedroom 2

13'1" x 9'7" max (4 x 2.94 max)

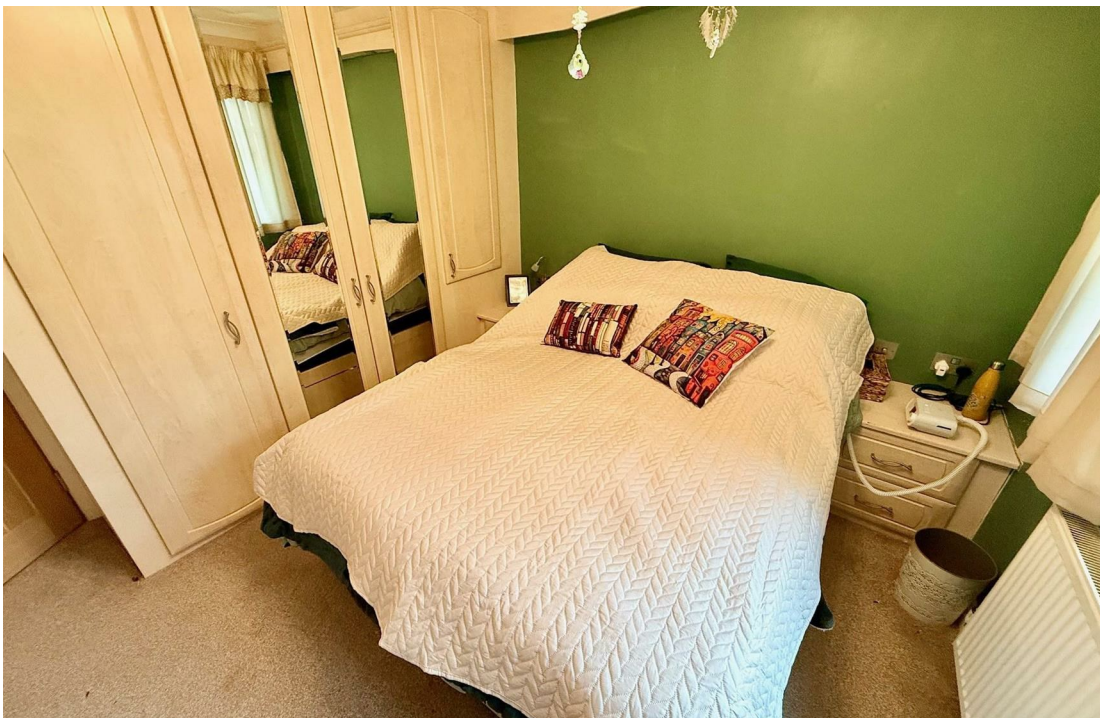
Double glazed window to rear aspect, radiator, built-in wardrobes.

Bedroom 3

7'6" x 5'10" (2.3 x 1.8)

Double glazed window to side aspect.





Outside

Outside front: The property has a good sized driveway for 2-3 cars, lawned area with mature shrubs and raised flower beds, leads to garage.

Garage: the garage is accessed by an up and over door, it is a generous size with enough space to easily park a car inside, it houses the boiler and plumbing for a washing machine, and outside tap. Door to rear garden.

Outside rear: The rear garden is an approx. south facing and is accessible from the side of property via gate, the garage and conservatory. The rear garden is split into 2 areas - an area for family relaxation with patio, small lawn, summer house that has lighting and electrical points (3x2.26m) and well stocked borders. The secondary area has previously been used as a vegetable plot with greenhouse and wooden storage shed with a current paved patio area for seating covered by an established wisteria arbour. Both garden areas have outdoor lighting.

The rear garden also has a brick built building (2.58x2.1m) (off patio) that has previously been used as an office, this could also be used as a children's playroom or an additional occasional guest room.

Tenure

Freehold

Services

Mains water, electricity, drainage

Council Tax

Great Yarmouth Borough Council - Band 'C'

Location

Hemsby is a coastal village approximately 7 miles north of Great Yarmouth. There is a variety of shops, post office, medical centre, first school with older children attending the middle and high schools in Martham, a school bus service link, regular bus service to and from Great Yarmouth. The beaches are one of the major draws of Hemsby, with miles of sandy coastline. Large sand dunes form a natural barrier between the beach and the village behind it. Hemsby is split into two parts: Hemsby Village and Hemsby Beach. Hemsby Village is mainly the residential area located about a mile inland. Kingsway this is also the main location for buses into Great Yarmouth and Martham.

Directions

From the Yarmouth office head north along the A149 Caister Road, continue past the Yarmouth Stadium, at the roundabout turn left onto the Caister Bypass, continue over the next roundabout into Jack Chase Way, continue over the next roundabout into Scratby Road, continue into Yarmouth Road at the junction with Newport Road, bear round to the left, continue to the crossroads with The Street, continue straight ahead into Waters Lane passing the recreational ground on the left, turn left into Common Road where the property can be found after a short distance on the left hand side marked by our 'For Sale' board.

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Floor Plan

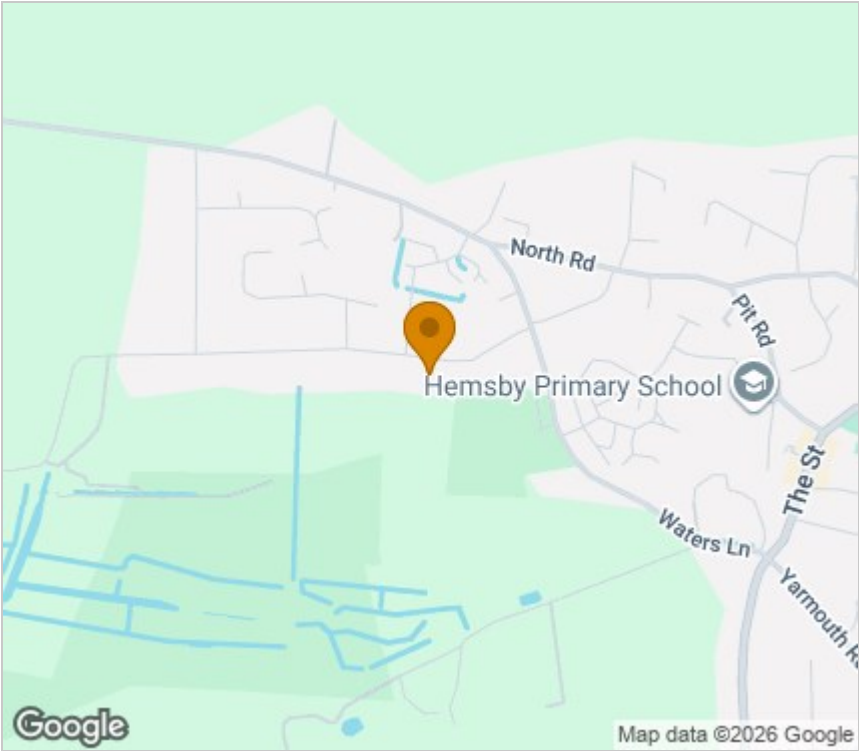


Viewing

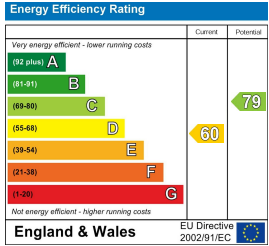
Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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