



Martham Road, Hemsby - NR29 4NQ

**STARKINGS
&
WATSON**

HYBRID ESTATE AGENTS



Martham Road

Hemsby, Great Yarmouth

Presenting this IMPRESSIVE DETACHED FAMILY HOME, offering approximately 1260 SQ. FT. OF ACCOMMODATION (stms), perfectly tailored for family living. Step into a welcoming ENTRANCE HALLWAY that leads to a SEPARATE SITTING ROOM and a DISTINCT DINING ROOM, both of which offer the POTENTIAL TO CREATE A MORE OPEN PLAN LAYOUT if desired. The LARGE KITCHEN boasts AMPLE STORAGE, stylish work surfaces, and direct access to a SEPARATE UTILITY ROOM perfect for laundry and extra appliances. A LIGHT-FILLED CONSERVATORY overlooks the REAR GARDEN, providing a tranquil spot to relax and enjoy the views all year round. Upstairs, discover FOUR GENEROUSLY SIZED BEDROOMS, each offering flexibility for family, guests, or home office space. The PRINCIPAL BEDROOM benefits from a PRIVATE EN-SUITE SHOWER ROOM, while a CONTEMPORARY FAMILY BATHROOM SUITE serves the remaining bedrooms with a GROUND FLOOR WC adding further convenience for guests. Step outside where BEAUTIFULLY MANICURED FRONT AND REAR GARDENS await, featuring VIBRANT PLANTING BEDS that create a



colourful and welcoming setting with a FULLY ENCLOSED rear garden and large driveway with separate GARAGE give ample OFF ROAD PARKING to the front also.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Detached Home Giving Approx. 1260 Sq. Ft Of Accommodation (stms)
- Separate Sitting & Dining Rooms With Potential To Create A More Open Plan Feel If Desired
- Large Kitchen With Ample Storage & Separate Utility Room
- Conservatory Overlooking The Rear Garden
- Four Bedrooms Each Generous In Size
- Family Bathroom Suite, En-Suite Shower Room & Ground Floor WC
- Manicured Front & Rear Gardens With Vibrant Planting Beds
- Sweeping Driveway Giving Ample Off Road Parking & Detached Garage

The coastal village of Hemsby is located approximately eight miles north of Great Yarmouth. The village is well served with local amenities including post office, shops, doctors and dental surgeries. Within close proximity is a primary school, high school in the neighbouring



village, garage, village hall, sports field and regular bus service. Hemsby is a well known seaside resort with a wonderful sandy beach and has been popular with generations of holidaymakers.

SETTING THE SCENE

The property can be found in a tucked away section set back from the main street where a mature shrub border gives way to planted trees and a sweeping brick weave driveway suitable for the parking on multiple vehicles. To the left of the home a detached brick garage offers further convenience with grass spaces either side ideal for additional parking if required in time.

THE GRAND TOUR

Once inside, the central lobby is the first space to greet you granting access to all living accommodation on the ground floor which interlinks seamlessly in a free flowing design. To your right the main living space comes in the form of a 15' sitting room complete with continental style tile flooring and oriel window to the front of the property allowing the room to bask in natural light. Sat to the rear of this through a set of French doors is a separate dining room, however currently functioning as a ground floor bedroom, the space could easily be opened into each the sitting room or kitchen if a more open plan feel is desired. At the very rear of the home a uPVC double glazed conservatory offers a peaceful retreat overlooking the manicured rear garden with a set of French doors onto the rear patio.

On the opposite side of the home a ground floor WC sits at the very front of the property complete with low level radiator whilst a handy utility space sits just behind this giving a secondary access point into the rear garden. At the very rear of the property the kitchen opens up to offer a multitude of wall and base mounted storage units all set around rolled edge work surfaces with open flooring ideal for a breakfast or dining table with easy capability to host a central island if required.

The first floor landing gives access to each of the four bedrooms within the home as well as a three piece family bathroom suite complete with a predominantly tile surrounding and a wall mounted radiator. The two smaller bedrooms sit towards the very rear of the property overlooking the gardens with the larger being found to the right hand side set upon all carpeted flooring with the slightly smaller sat to the left hand side of the bathroom still capable of hosting a double bed with the benefit of double built in wardrobes. The two larger rooms sit towards the very front of the property, each being more than comfortable hosting a double bed with additional soft furnishings and storage solutions with the main bedroom having the added benefits of an ensuite shower room complete with vanity storage and a low level radiator.

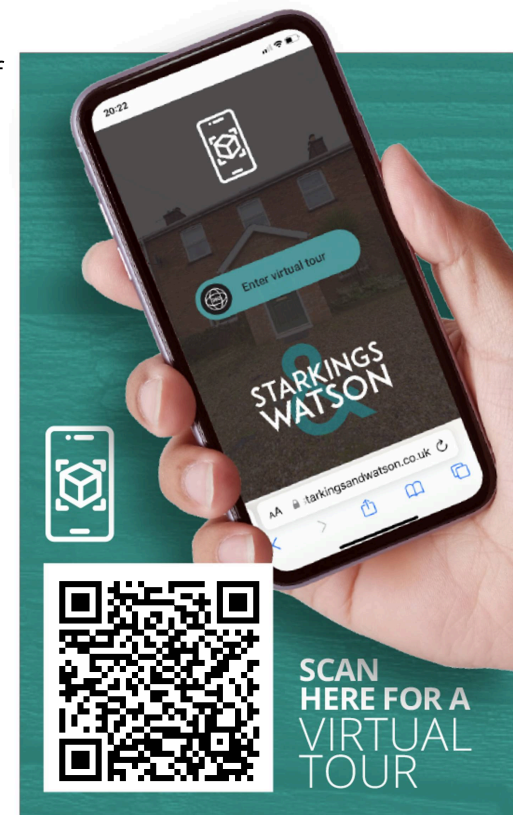
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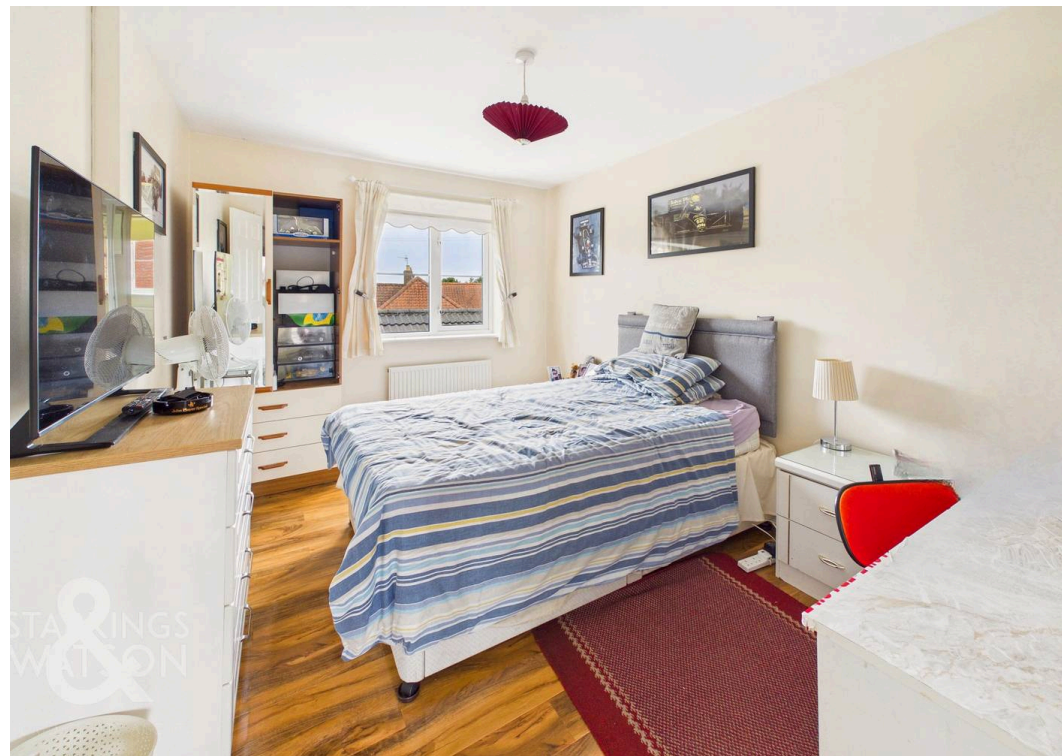
Postcode : NR29 4NQ

What3Words : ///worthy.clarifies.qualifier

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



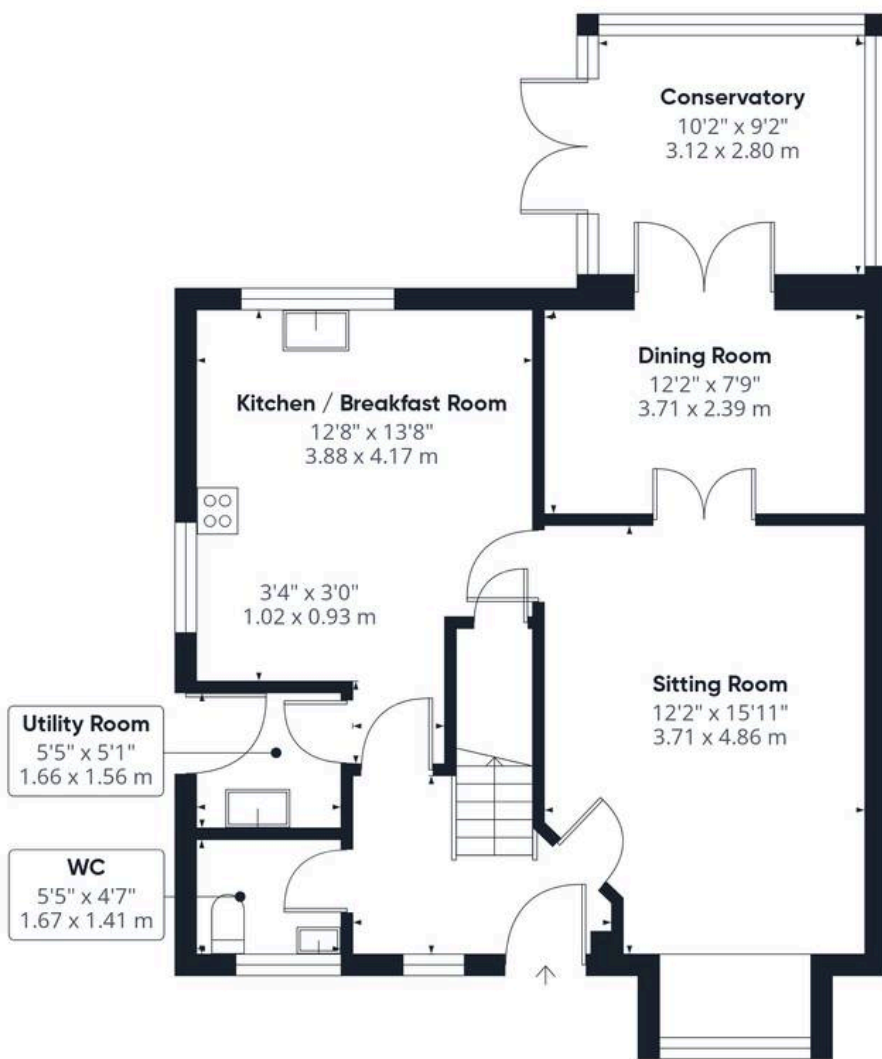




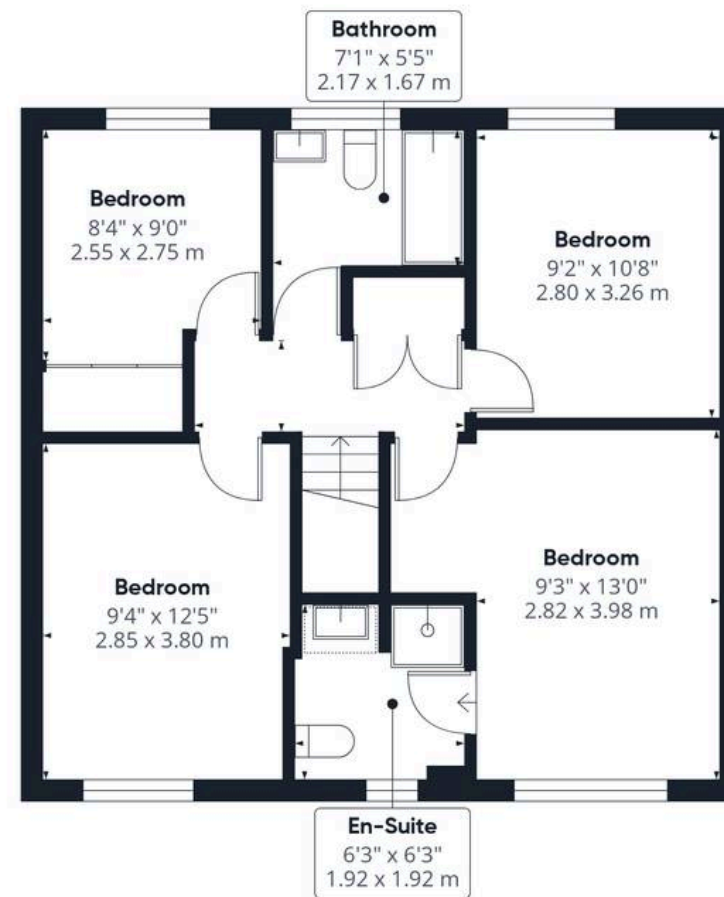
THE GREAT OUTDOORS

The rear garden has been manicured to offer an attractive yet private space being fully enclosed with timber panel fencing to each side and the rear of the home a raised patio seating area is laid with artificial lawn with a gentle step down to the open lawn space bordered by colourful planting edges leading towards a timber storage shed located in the very corner of the garden.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1260 ft²
117.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360





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