Aldreds
Estate Agents

57 Martham Road

Hemsby, Great Yarmouth, NR29 4NQ

£360,000

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Aldreds are pleased to offer this attractively presented modern detached residence situated on the outskirts of the village and offering well equipped accommodation comprising of an entrance hall leading to lounge, dining room, conservatory, kitchen/breakfast room, utility room, cloakroom to the ground floor. On the first floor there is a master bedroom with en-suite shower room, three further good size bedrooms, family bathroom. The house sits on a generous plot with established gardens which are southerly facing to the rear. There is a driveway and garage. The property also benefits from double glazed windows, new fascias and bargeboards and oil fired central heating.

Entrance Hall

Part double glazed composite entrance door, wood effect flooring, double glazed window to front aspect, stairs to first floor, telephone point, doors leading off to:

Cloakroom

Low level wc, hand wash basin, tiled flooring, frosted double glazed window, oil fired central heating boiler, radiator, fuse box.

Lounge
16'0" x 12'3" (4.88 x 3.73)

Plus double glazed bay window to front aspect with fitted blinds, two radiators, moulded fire surround with coal effect electric fire with concealed open fireplace with a chimney, tiled flooring, double casement doors to:

Dining Room
12'5" x 7'11" (3.78 x 2.41)

Radiator, tiled flooring, double glazed French doors with fitted blinds to:

Conservatory
9'8" x 9'1" (2.95 x 2.77)

Brick and double glazed construction with pitched tinted polycarbonate roof over, tiled flooring, new fitted roller blinds, double glazed French doors on to the garden.

Kitchen/Breakfast Room
13'10" x 12'7" maximum (13'9" x 12'7" maximum) (4.22 x 3.86 maximum (4.21 x 3.85 maximum))

Extensively fitted with wood grain wall and matching base units with polished finish roll top work surface over, electric range cooker with coloured glass splashback and extractor hood over, single drainer one and a half bowl sink unit, part tiled walls, tiled flooring, radiator, double aspect double glazed windows to side and rear aspects, under stairs cupboard.

Utility Room
5'7" x 5'1" (1.70 x 1.55 (1.69 x 1.56))

Double base unit with work surface over and inset single drainer stainless steel sink, space and plumbing for washing machine, radiator, part tiled walls, frosted part double glazed door to side aspect.

First Floor Landing

Built in airing cupboard with hot water cylinder and fitted immersion heater, radiator, access to the insulated loft space, doors leading off to:

Bedroom 1
13'1" x 9'5" (3.99 x 2.87 (4.00 x 2.86))

Plus recess, wood effect laminate flooring, double glazed window to front aspect, tv point, door to:

En-suite Shower Room

Tiled shower cubicle with electric shower fitting, low level wc, vanity unit with inset wash basin, extractor fan, tile effect laminate flooring, radiator, frosted double glazed window to front aspect.

Bedroom 2
12'7" x 9'5" (3.84 x 2.87)

Wood effect laminate flooring, radiator, double glazed window to front aspect, tv point.

Bedroom 3
10'10" x 9'3" (3.30 x 2.82)

Double glazed window to rear aspect, radiator.

Bedroom 4
9'2" x 8'8" (2.79 x 2.64)
Plus double wardrobe recess, double glazed window to rear aspect, radiator.

Family Bathroom
7'3" x 5'6" (2.21 x 1.68)
Panel bath, low level wc, pedestal wash basin, part tiled walls, radiator, frosted double glazed window to rear aspect.

Outside
To the front of the property a shared block pavilion driveway provides access to a brick and tiled single garage with up and over door, power and lighting. There is a low maintenance garden with shingle and a gated access in to the rear garden. To the rear the garden is of a generous size and low maintenance laid with lawn, flower beds and stone chips, raised timber decked/artificial grassed seating area. There is a shed and greenhouse. Outside tap. The garden is enclosed by timber fencing and is fairly private.

Tenure
Freehold

Services
Mains water, electric and drainage.

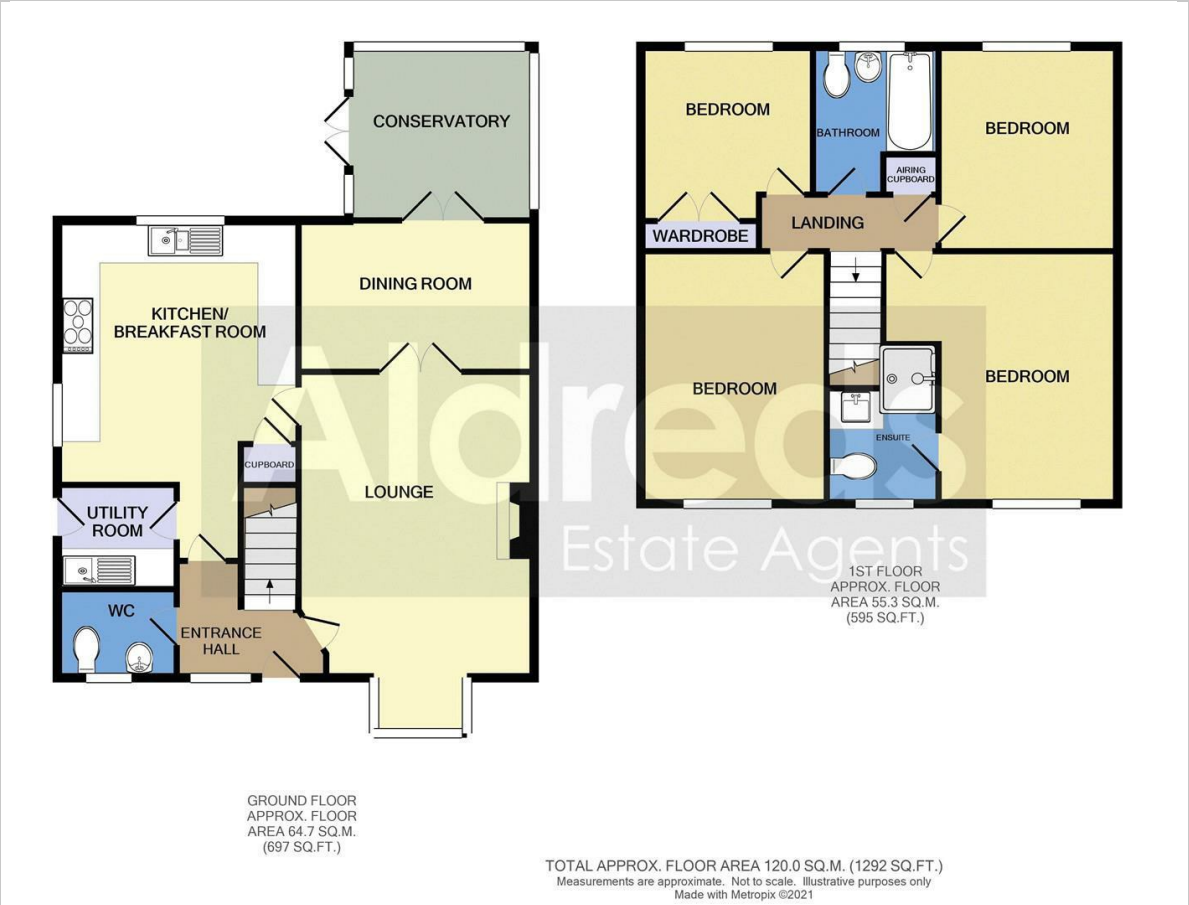
Council Tax
Great Yarmouth Borough Council - Band 'D'

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.

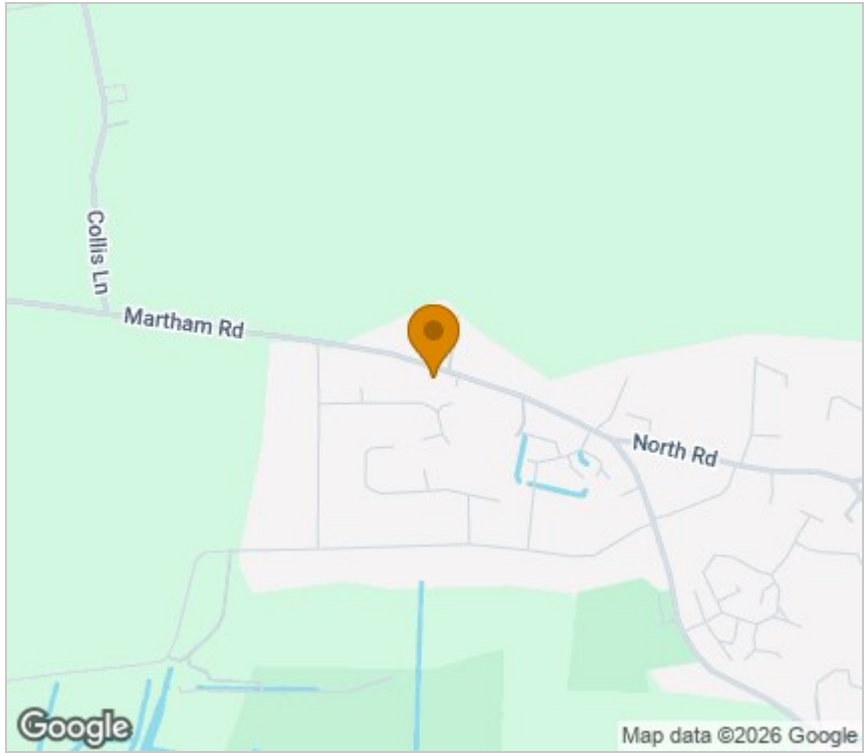
Directions
From the Yarmouth office head north along the A149 Caister Road, continue past the Yarmouth Stadium, at the roundabout turn left onto the Caister Bypass, continue over the next roundabout into Jack Chase Way, continue over the next roundabout into Scratby Road, continue into Yarmouth Road 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, continue as the road bears round to the left into Martham Road where the property can be found a short way along on the left hand side marked by our 'For Sale' board.

Ref: Y12632/02/26

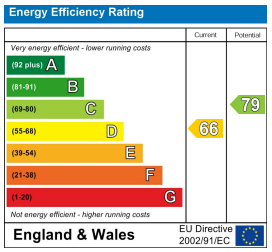
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

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

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