



Kon-Tiki Beach Road, Hemsby Great Yarmouth NR29 4HS

welcome to

Kon-Tiki Beach Road, Hemsby Great Yarmouth

****NEW TO MARKET**** Three bedroom detached bungalow, in the highly desirable village of Hemsby. Within walking distance to all the local attractions, amenities and beach.



Front Exterior

Accessed via a shared private driveway which leads to the properties driveway. In addition there is a further hardstanding parking area and leads you to the enclosed south facing garden

Entrance Hall

A welcoming entrance hall, comprising of part glazed composite door to front aspect. Wood effect LVT flooring, and wood panelled internal door to:

Lounge

14' 1" x 11' 6" (4.29m x 3.51m)

A spacious living area, with double glazed windows to front and rear aspect. Wood effect LVT flooring, TV point, electric heater, 2 x ceiling lights, wall sockets, and recess featuring brick-built fireplace, with cast iron wood burning stove, and wood beam mantle. Access to:

Kitchen/Diner & Utility Room

17' 9" x 9' 10" (5.41m x 3.00m)

A modern, newly fitted kitchen, with double glazed window and uPVC French doors to rear aspect, allowing direct access into garden. An extensive range of Shaker style coloured wall and base units with complimentary solid wood worksurfaces over, 1.5 bowl ceramic sink and drainer with mixer taps, recess with free standing fridge/freezer, recess with range cooker, LPG hob, and canopied extractor over, ceiling lights, power points, wood effect laminate flooring. Opening to:

Utility Room: Dual aspect double glazed windows, and stable door to rear. Base unit, solid wood worktop over, space and plumbing for washing machine, ceiling light, power points, fitted shelving, and wood effect laminate flooring

Study

8' 6" x 7' 3" (2.59m x 2.21m)

Double glazed window to rear aspect. Wood effect laminate flooring, ceiling light, wall sockets

Master Bedroom

17' 1" x 8' 6" (5.21m x 2.59m)

Double glazed window to front and rear aspect. Carpeted flooring, ceiling lights, wall sockets, built in wardrobe, electric heater, wall sockets, and dressing room area

Bedroom Two

9' 6" x 8' 6" (2.90m x 2.59m)

Double glazed window to front aspect. Carpeted flooring, ceiling light, and wall sockets

Bedroom Three

8' 10" x 8' 6" (2.69m x 2.59m)

Double casement doors, and double glazed windows to front aspect. Carpeted flooring, ceiling light, wall sockets

Shower Room

Opaque double glazed window to side aspect.

Pedestal wash hand basin, low level W/C, walk in shower cubicle, with wall mounted electric shower attachment, aqua shower wall panelling, tiled flooring, ceiling light, and extractor fan

Workshop

9' 10" x 7' 3" (3.00m x 2.21m)

Worktop space, working electric and lighting. Plumbing for tumble dryer

Rear Garden

A well presented, South facing rear garden. Fully enclosed by a sturdy timber and brick-post boundary, for added privacy. The garden is predominately laid with concrete paving slabs, and decorative fine shingle. Potted plants, mature trees and shrubs surround the garden. A patio area, provides the perfect spot for outdoor dining and entertaining. Outside water butt, cold water tap and timber built shed add convenience. Gate to side, gives access to the front of the property, for easy exit and entry.

Tenure

Leasehold - annual license renewable with an approximate Ground rent £1,060 per year payable to

the Geoffrey Watling Trust Fund.

Services

Mains water, electric and drainage



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welcome to

Kon-Tiki Beach Road, Hemsby Great Yarmouth

- Three Bedroom Detached Bungalow (Non Standard)
- Quiet Village Location
- Kitchen/Diner & Utility
- Electric Heating, Wood Burner & Solar Panels
- Double Glazing

Tenure: Leasehold EPC Rating: Exempt

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£175,000



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
GTY109577 - 0002



Please note the marker reflects the postcode not the actual property

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