Aldreds
Estate Agents

415 The Glebe

Hemsby, Great Yarmouth, NR29 4JA

£325,000

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Luxury living by the Sea with panoramic sea views!! Aldreds are pleased to offer this stunning, detached non standard bungalow that has been built and finished to a high specification with a flexible layout of accommodation that would make an ideal luxury retirement home or holiday residence. The property has been designed with quality in mind throughout with accommodation comprising of an entrance sitting room with feature fireplace, open plan living space with a stunning kitchen/dining area with a walk in pantry opening out to a living room with a wood burner and full width aspect providing views out to sea. There is a master bedroom suite with a double bedroom, walk in dressing room and a luxury en-suite bathroom, two further double bedrooms and an additional shower room. study and utility room. Outside there are generous front and rear gardens with designated low maintenance sun terraces to chase the sunshine all day via the east/west aspect, ample parking and storage space. The property also benefits from quality double glazed windows and electric heating. An early viewing is strongly recommended.

Entrance Sitting Room
15'8" x 12'8" (4.78 x 3.88)

Including the feature fireplace with patterned tiled backing, raised marbled hearth and wood burner, wood effect laminate flooring, vaulted panelled ceiling, tinted double glazed French doors to entrance, concealed wall mount tv point, doors leading off to the master bedroom suite and access to:

Open Plan Kitchen/Dining/Living Room

Kitchen/Dining Room
20'4" minimum x 11'9" (6.21 minimum x 3.60)

Feature dark grey island unit with granite work surface over and inset sink with instant boiling water tap, under counter storage units and twin electric ovens with five ring LPG hob over, integrated dishwasher, vaulted ceilings with sky lights and spot lighting, alcove storage for an American style fridge/freezer, built in coffee store recess, limed wood finish laminate flooring, electric radiator, space for a large table, double glazed patio doors on to the rear providing spectacular views, access to:

Living Room
15'5" x 14'9" (4.72 x 4.52)

Vaulted ceiling with spot lights, cast iron wood burner, limed wood finish laminate flooring, double glazed patio doors to rear providing spectacular sea views, wall mount tv point, electric radiator.

Walk In Pantry
7'8" x 5'5" maximum (2.36 x 1.67 maximum)

Fitted base units with solid wood work surfaces and a wine cooler below, inset stainless steel sink, fitted shelving, limed wood finish laminate flooring, vaulted ceiling.

Master Bedroom Suite

Inner hallway providing access to:

Bedroom 1
11'9" x 10'6" (3.60 x 3.21)

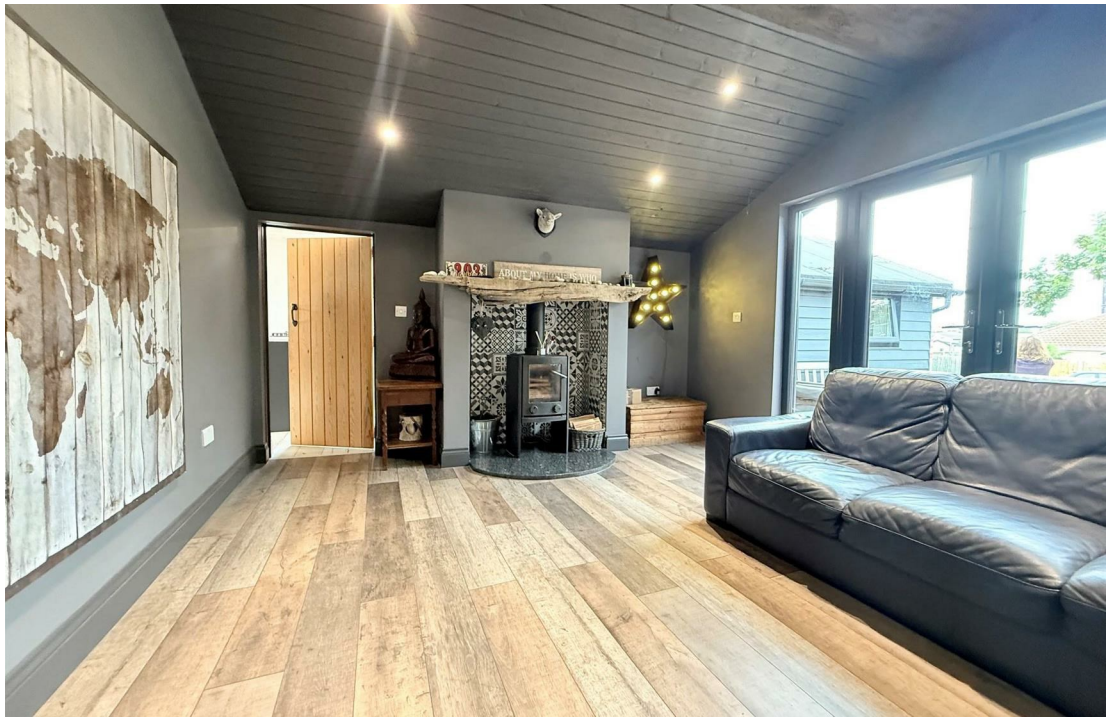
With a vaulted panelled ceiling with skylights and spotlights, double glazed patio doors to the rear providing spectacular panoramic sea views, electric radiator, fitted carpet.

Walk In Dressing Room
7'3" x 6'3" (2.22 x 1.93)

Racked out with hanging rails, fitted carpet.

En-Suite Bathroom
10'5" x 8'2" (3.19 x 2.50)

Designed and fitted with luxury in mind with Villeroy & Boch his and hers wash basins set in a stylish vanity unit, low level wc with concealed cistern, stand alone slipper bath with hidden wall mounted mixer tap, double width shower cubicle with push button controls, hand held shower attachment and waterfall shower, quality metro tiling to walls, extractor fan, electric towel rail/radiator, double glazed window to side, vaulted panelled ceiling with spot lights.



Bedroom 2
13'8" x 7'2" (4.17 x 2.19)
With a vaulted sloping ceiling with spotlights, fitted carpet, double glazed patio doors to the rear providing spectacular panoramic sea views.

Bedroom 3
10'9" x 7'10" (3.28 x 2.40)
Double glazed window to side, vaulted panelled ceiling with spot lights, fitted carpet, built in storage, doors to:

Study
6'2" x 5'1" (1.90 x 1.57)
Vaulted panelled ceiling with spot lights, double glazed window to front aspect.

Utility Room
5'3" x 4'4" (1.61 x 1.33)
Fitted work surface with space and plumbing below for a washing machine and tumble dryer, part tiled walls, extractor fan, vaulted panelled ceiling with spot lights.

Family Shower Room
8'1" x 7'6" (2.47 x 2.30)
Luxury shower room with a double width walk in shower with push button controlled shower with hand held shower attachment and waterfall shower, wall mounted grey vanity unit with raised rectangular sink, low level wc with concealed cistern, patterned quality tiling, vinyl flooring, sloping ceiling with spot lights, extractor fan, electric towel rail/radiator.

Outside
To the front of the property is a generous garden and parking area with an expanse of concrete hardstanding flanked by a lawn. There are timber steps leading up to a westerly facing quality timber decked terrace with verandah fencing and patio heater providing a tranquil afternoon space to relax in. To the rear is a large quality timber decked terrace providing an additional space to relax in staring out to sea with an external shower for those wishing to cool down from a day in the sunshine. External lighting and outside tap. As previously mentioned the rear aspect provides an elevated panoramic view of the valley and sea beyond.

Tenure
Currently Leasehold. with a ground rent and service charge of £1595.00 payable to the Geoffrey Watling Trust via the managing agents Brown & Co.
The new owner has the opportunity to purchase the Freehold at £21,000.

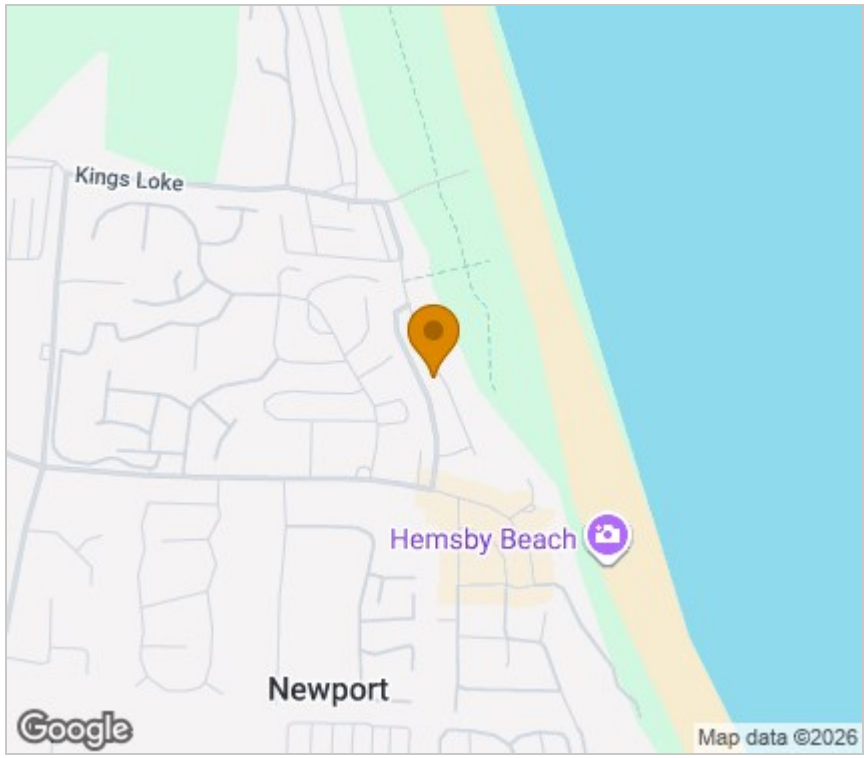
Services
Mains water, electric and drainage

Council Tax
Great Yarmouth Borough Council - Band 'A'

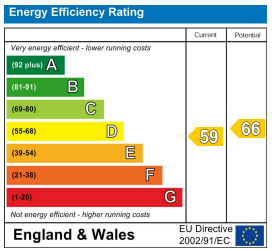
Location
Hemsby is a coastal village approximately 7 miles north of Great Yarmouth. There is a variety of shops, post office, medical centre, first school with older children attending the middle and high schools in Martham, a school bus service link, regular bus service to and from Great Yarmouth. The 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. Kings Way this is also the main location for buses into Great Yarmouth and Martham.

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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