

18 Barleycroft

Hemsby, Great Yarmouth, NR29 4NS

Offers In Excess Of £230,000

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Aldreds are pleased to offer this well presented, modern detached house on a popular development that would make an ideal family home with accommodation comprising of an entrance porch, open plan lounge/dining room, kitchen, converted garage/sitting room, first floor landing, three good sized bedrooms and a four piece modern bathroom. Outside there is forecourt parking leading to a small garage storage space with an established rear garden. The property also benefits from double glazed windows and oil central heating. An early viewing is recommended.

Entrance Porch

Part double glazed pvc entrance door, vinyl floor, frosted double glazed window, door to:

Lounge/Dining Room

Lounge Area

13'10" x 10'6" (4.22 x 3.22)

Stairs to first floor, radiator, television point, wood effect LVT flooring, double glazed window to front aspect, arched access to:

Dining Area

10'6" x 7'11" (3.22 x 2.42)

Double glazed window to rear, radiator, wood effect LVT flooring, door to:

Kitchen

11'0" maximum x 7'10" maximum (3.37 maximum x 2.39 maximum)

Fitted kitchen with colour contrast wall and matching base units with work surfaces over, single drainer stainless steel sink unit, part tiled walls, tiled flooring, recess with electric cooker point, space and plumbing for a washing machine, under stairs cupboard, double glazed window to rear, part double glazed pvc rear entrance door, door to:

Sitting Room/Converted Garage

10'7" x 7'9" (3.23 x 2.38)

Electric radiator, LVT flooring, double glazed window to side aspect.

First Floor Landing

Access to the loft space, storage alcove, doors leading off to:

Bedroom 1

12'1" maximum x 10'7" (3.69 maximum x 3.24)

Storage shelf over stairwell, double glazed window to rear aspect, radiator, television point.

Bedroom 2

10'7" maximum x 9'10" maximum (3.25 maximum x 3.00 maximum)

Double glazed window to front aspect, radiator, television point.















Bedroom 3

8'0" x 7'9" (2.45 x 2.37)

Double glazed window to front aspect, radiator.

Bathroom

8'0" x 7'10" (2.44 x 2.41)

White four piece suite comprising a panelled bath with hand held shower attachment, walk in shower cubicle with mains fed shower fitting and aqua panelled walls, low level wc, vanity unit with inset wash basin, towel rail/radiator, recessed spot lights, extractor fan, frosted double glazed window to rear aspect.

Outside

To the front of the property is a full width block pavior driveway providing parking for two/three vehicles and access beyond to the front portion of the converted garage with an electric door which is used for storage 2.38m x 1.88m. A gated access leads in to the rear garden which is laid with a patio area, beyond which is a lawn with established borders and fenced boundaries.

Tenure

Freehold

Services

Mains water, electric and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'B'

Location

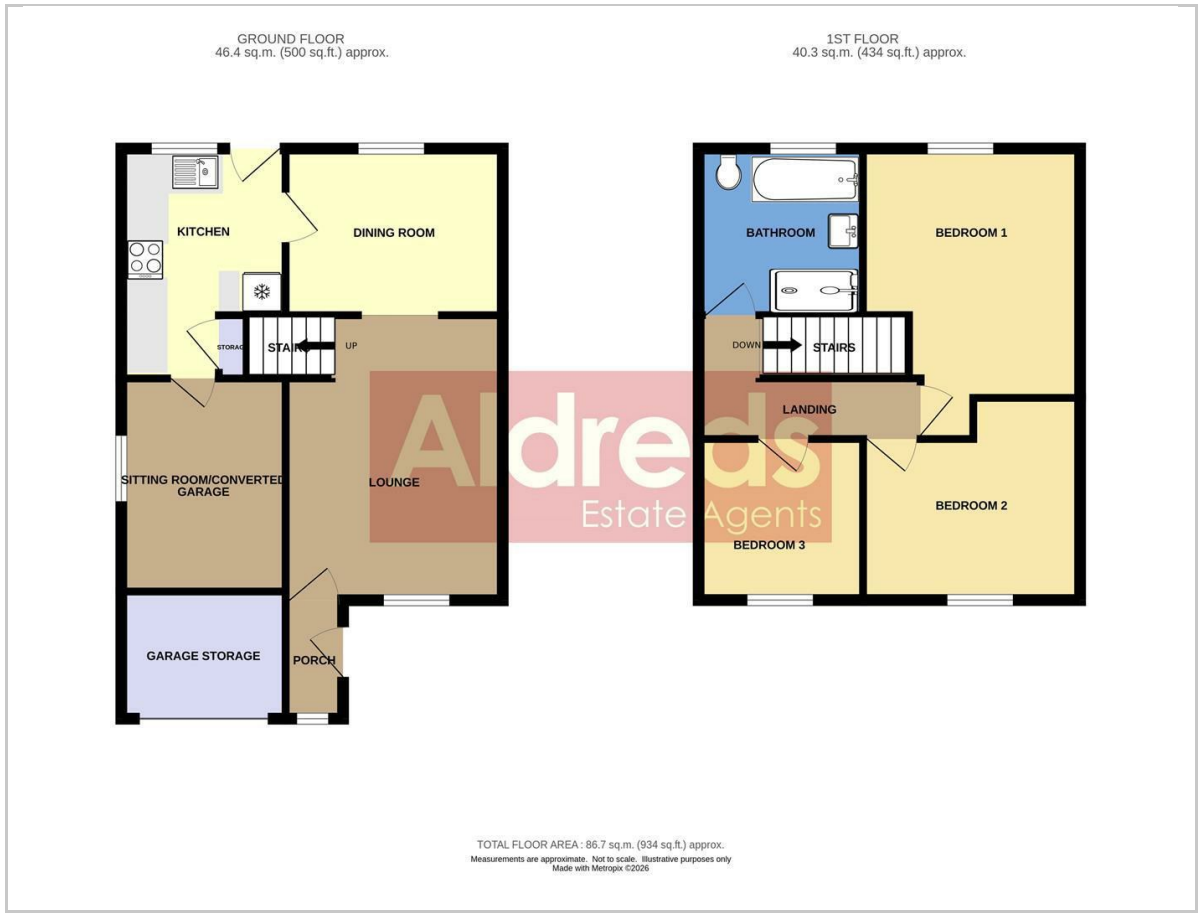
Hemsby is a coastal village approximately 7 miles north of Great Yarmouth * There is a variety of shops * Post Office * Medical centre * First school with older children attending the Middle and High schools in Martham * a school bus service link the coastal village with Great Yarmouth.

Directions

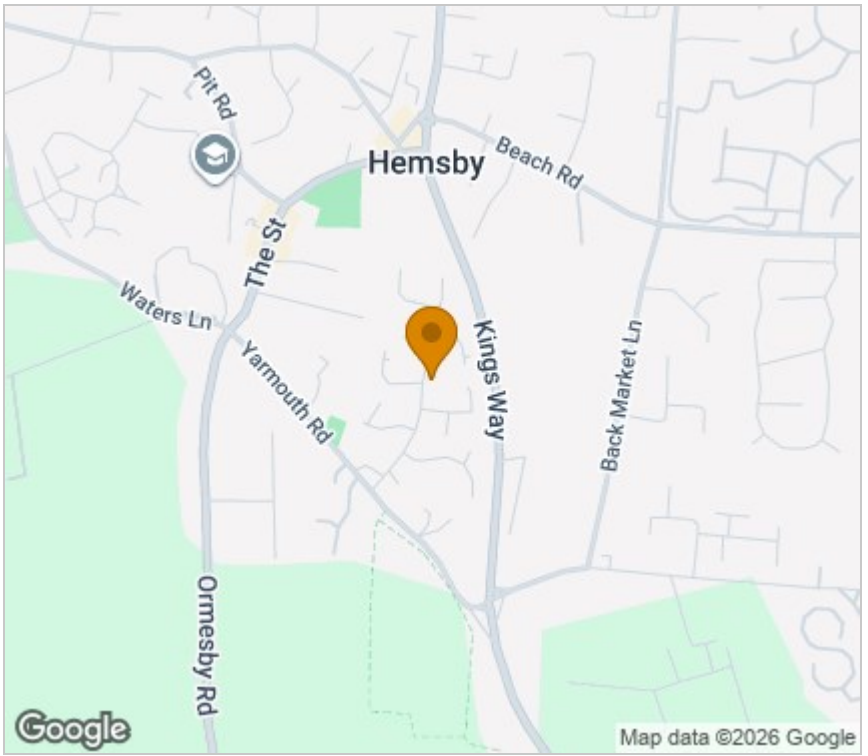
On arriving in the village of Hemsby from Great Yarmouth, turn left into Yarmouth Road, proceed a short way along before turning right into Barleycroft, continue towards the end of the road where the property can be found on the right hand side.

Ref: Y12877/10/26/CF

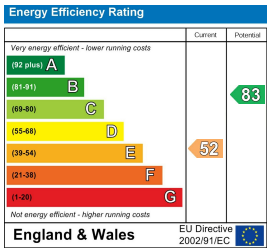
Floor Plan



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.

Disclaimer
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