



**Barleycroft, Hemsby GREAT YARMOUTH NR29 4NS**



**welcome to**

**Barleycroft, Hemsby GREAT YARMOUTH**

**\*\*NEW TO MARKET\*\*** Four bedroom detached house, presented to a high standard throughout. This home is a perfect family home and is move in ready.



## Front Exterior

The front exterior of this property excudes aesthetic appeal. A fully paved driveway to the front of the property, allows for secure off road parking, for upto three vehicles. Garage with up and over door. Gated access leads to the rear of the property

## Entrance Hall

A welcoming entrance hall, comprising of double glazed uPVC door to front aspect. LVT flooring, radiator, understairs storage cupboard, ceiling light, carpeted stairs to first floor landing, and doors allowing access to ground floor reception rooms

## Cloakroom

Opaque double glazed window to side aspect. Wash hand basin, with vanity unit under, W/C, ceiling light, LVT flooring and partially tiled walls

## Lounge

16' 5" Max x 11' 11" ( 5.00m Max x 3.63m )  
Double glazed window to front aspect. Carpeted flooring, wall and ceiling lights, wall sockets, radiator, TV point, feature fireplace, with inset wood burning stove, wood beam mantle and tiled heath. Opening to..

## Kitchen/Diner

11' 4" x 18' 1" ( 3.45m x 5.51m )  
A modern and well-appointed open plan kitchen and dining area. Double glazed window and French doors to rear aspect.

An extensive range of wall/ base and drawer units, with complimentary wood effect worksurfaces over, ceramic Belfast sink, with mixer taps, Range cooker with canopied extractor over, integrated fridge/freezer, washing machine and dishwasher, power points, LVT flooring, 2 x radiators, inset spotlighting, additional pendant ceing light, breakfast bar, and doors allowing access to..

## Conservatory

8' 11" x 8' 10" ( 2.72m x 2.69m )  
A uPVC and brick-built conservatory, with wrap

around double glazed windows and French patio doors, allowing access into rear garden. Wood laminate flooring, wall sockets, and radiator

## First Floor Accommodation

### Bedroom One

8' 6" x 4' 2" ( 2.59m x 1.27m )  
Double glazed window to front aspect. Carpeted flooring, ceiling light, wall sockets, radiator, and built-in wardrobe

### Bedroom Two

13' 3" Max x 8' 6" ( 4.04m Max x 2.59m )  
Double glazed window to rear aspect. Carpeted flooring, ceiling light, wall sockets, radiator, and built-in wardrobe

### Bedroom Three

10' 2" Max x 9' 3" ( 3.10m Max x 2.82m )  
Double glazed window to rear aspect. Carpeted flooring, ceiling light, walls sockets, and radiator

## Bathroom

Double glazed opaque window to side aspect. Bath with wall mounted chrome thermostatic shower attachment over, W/C, corner wash hand basin, extractor fan, chrome heated towel radiator, vinyl flooring, and fully tiled walls

### Bedroom Four

10' 2" Max x 9' 3" ( 3.10m Max x 2.82m )  
Double glazed window to rear aspect. Carpeted flooring, wall sockets, radiator, ceiling light, and built-in storage

## Rear Garden

A stunning landscaped rear garden, fully enclosed by a robust timber and brick post boundary, providing added privacy. The garden is predominantly laid to lawn, creating a perfect canvas for relaxation, family activities and recreation. Adjacent is a paved patio area that outlines the space beautifully and serves the ideal spot for outdoor gatherings and enjoying the surroundings. An additional paved patio area, boasts a luxurious hot tub. For added convenience,

the garden includes a sizable garage, benefiting from double glazing, power and lighting, alongside gated access providing for easy entry and exit. Cold water tap and outdoor lighting



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welcome to

## Barleycroft, Hemsby GREAT YARMOUTH

- Stunning 4 Bedroom Detached Family Home, Situated within a Village Location
- Beautifully Presented Throughout, with High Spec Finishes
- Spacious Reception Rooms
- Double Glazing & Gas Central Heating
- Open Plan Kitchen/Diner

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers over

**£300.000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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william h brown



**01493 331144**



[greatyarmouth@williamhbrown.co.uk](mailto:greatyarmouth@williamhbrown.co.uk)



3 Hall Quay, Great Yarmouth, Norfolk, NR30 1HX



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**