

Aldreds
Estate Agents



89 Common Road

Hemsby, Great Yarmouth, NR29 4NA

£370,000



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Aldreds are delighted to offer this 2021 built detached chalet style residence on this exclusive development of five properties. The property is set in a quiet location on the periphery of the village with farmland views to the rear. This extremely spacious and attractive property has been finished to an excellent standard with a high level of specification throughout and is very energy efficient with underfloor heating via an air source heat pump and quality double glazed windows. The accommodation comprises of a reception hall, open plan kitchen/dining/living room, cloakroom, utility room, two bedrooms and an en-suite shower room to the ground floor, landing with feature vaulted ceiling, two large double bedrooms one of which offers south facing farmland views and a family shower room. The property also offers a generous plot with a south facing rear aspect and car parking via a driveway frontage. An early viewing is recommended.

Reception Hall

14'10" x 12'8" maximum (4.52 x 3.86 maximum)

Generous hall with feature vaulted ceiling with Velux sky light, attractive staircase to first floor, built in cupboard, composite entrance door, cupboard housing the underfloor heating manifold, solid wooden doors leading off to:

Open Plan Kitchen/Dining/Living Room

24'5" x 15'7" (7.44 x 4.75 (7.43 x 4.76))

Spacious triple aspect room with double glazed bi-fold doors leading on to the rear garden and double glazed windows to side aspects, underfloor heating, fully fitted kitchen with grey gloss finish wall and matching base units with grey leather effect work surfaces over, built in electric oven, four ring ceramic hob and extractor hood, integrated dishwasher and fridge/freezer, single drainer one and a half bowl stainless steel sink unit, tv point.

Utility Room

9'0" x 7'1" (2.74 x 2.16)

With fitted work surface with integrated washing machine below, adjacent airing cupboard housing the pressurised hot water cylinder, underfloor heating, side entrance door.

Cloakroom

5'5" x 4'8" (1.65 x 1.42 (1.64 x 1.43))

White suite with a low level wc and vanity unit with inset wash basin, ample space for coats etc, frosted double glazed window to side aspect, underfloor heating.

Master Bedroom

12'9" x 9'10" (3.89 x 3.00)

Double glazed window to front aspect, underfloor heating, tv point, solid wood door to:

En-Suite Shower Room

9'0" x 4'11" (2.74 x 1.50 (2.75 x 1.49))

White suite with a full width shower cubicle and mains fed shower fitting, extractor fan, vanity unit with inset wash basin, low level wc.

Bedroom 4

11'1" x 9'10" (3.38 x 3.00)

Double glazed window to front aspect, under floor heating, tv point.

First Floor Landing

Velux double glazed sky light, solid wood doors leading off to:

Bedroom 2

15'9" x 14'1" (4.80 x 4.29)

With feature double glazed french doors and windows on to a Juliet balcony overlooking the rear garden and farmland beyond, eaves storage cupboard, tv point, radiator, solid wood door.





Bedroom 3

15'1" x 14'1" (4.60 x 4.29)

Double glazed window to front aspect providing distant farmland views, radiator, eaves storage cupboards, tv point, solid wood door.

Shower Room

7'5" x 5'7" (2.26 x 1.70)

Fitted with a luxury corner shower cubicle with mains fed shower fitting, wash basin, low level wc, Velux double glazed sky light, solid wood door.

Outside

The frontage to the property is laid with driveway parking for three vehicles with a small garden area. A side access leads to the rear garden which is of a generous size and laid with a sun trap south facing glazed garden room with patio and opening on to the remainder of the garden providing an all year round space to relax in. The remainder of the garden is well stocked with an abundance of plants and flowers. Storage Shed.

Tenure

Freehold.

Services

Mains, water, electric and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'C'

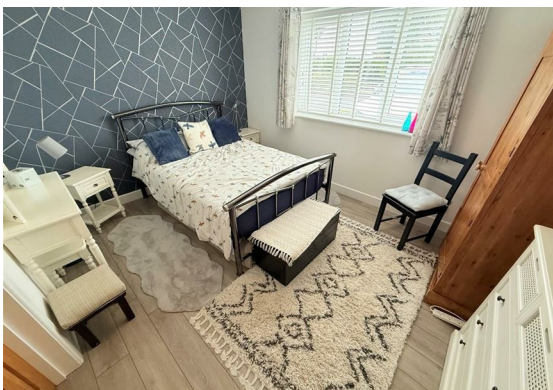
Location

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. Kingway is an area of the village which includes a SPAR shop, hairdressers and Chinese restaurant. This is also the main location for buses into Great Yarmouth and Martham. The tourist-based part of the village lies along Beach Road and is commonly known as Hemsby Beach.

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 Scraby Road, continue into Yarmouth Road, turn left staying on Yarmouth Road, continue over the crossroads with The Street into Waters Lane and take the next turning on the left hand side in to Common Road. The properties can be found towards the bottom on the left hand side.

Ref: Y12835/08/26/CF



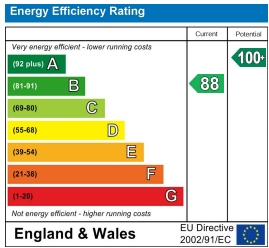
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

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

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17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ
Tel: 01493 844891 Email: yarmouth@aldreds.co.uk <https://www.aldreds.co.uk/>
Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ
Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA