



Pedlars Croft, Hemsby - NR29 4JX



Pedlars Croft

Hemsby, Great Yarmouth

Nestled within a QUIET CUL-DE-SAC just moments from the heart of the village, this THREE BEDROOM DETACHED HOUSE offers approximately 1100 SQ. FT. (stms) of well maintained accommodation, perfect for families or those seeking space and comfort. The welcoming entrance hall leads to a LIGHT-FILLED, 21' MULTI-ASPECT SITTING/DINING ROOM, seamlessly flowing into a CONSERVATORY that bathes the living space in natural light and provides a delightful outlook over the garden. The FITTED KITCHEN (with ample storage and worktops) adjoins a practical UTILITY ROOM, ideal for laundry and additional storage needs. Upstairs, THREE WELL-PROPORTIONED BEDROOMS offer peaceful retreats, complemented by a FOUR PIECE family bathroom. This home has been lovingly cared for by its ONLY OCCUPANTS SINCE BUILT, ensuring a sense of quality and pride throughout. Practical benefits include UPDATED OIL CENTRAL HEATING, DOUBLE GLAZING, and a DRIVEWAY leading to a GARAGE with ELECTRIC DOOR.



The location is superb, with SHOPS, SCHOOLING, DOCTORS, and BUS LINKS all within easy walking distance, while the BEACH is just a few moments' stroll away, promising a lifestyle of convenience and leisure.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Detached House
- Set Within A Quiet Cul-De-Sac Near The Centre Of The Village
- Approx. 1100 Sq. Ft Of Well Maintained Accommodation (stms)
- 21' Multi-Aspect Sitting/Dining Room Into Conservatory
- Fitted Kitchen & Utility Room
- Three Bedrooms
- Manicured Rear Garden Retaining Privacy From Every Angle
- Driveway & Garage With Electric Door

The coastal village of Hemsby is located approximately eight miles north of Great Yarmouth. The village is well served with local amenities including post office, shops, doctors and dental surgeries.



Within close proximity is a primary school, high school in the neighbouring village, garage, village hall, sports field and regular bus service. Hemsby is a well known seaside resort with a wonderful sandy beach and has been popular with generations of holidaymakers.

SETTING THE SCENE

The property is tucked away down a quiet cul-de-sac as part of a select development of houses where a low maintenance frontage comprises a shingle bed with ability to extend parking or create lawn spaces if desired, whilst a brick weave driveway sits to the right hand side of the home leading directly into the garage with electric rolling door to the front. The owners have updated the fencing to the front and rear of the garden with composite panelling where a gate and access grants passage into the rear garden.

THE GRAND TOUR

Stepping inside a centralized lobby is the first space to greet you granting access to all living accommodation on the ground floor and well as stairs for the first floor and a two piece WC at the very front of the home featuring a frosted glass window to the outside from the central hallway. The main living space within the home can be accessed in the form of a 21' open plan sitting and dining room. The space remains incredibly well lit courtesy of its thoughts upon construction with uPVC double glazed windows allowing the room to be flooded with natural light. Its large open floor space is conducive to a potential choice of layouts of soft furnishings being more than capable of hosting both a sitting and dining room suite. Through a set of glass panelled sliding doors a predominantly uPVC conservatory provides the perfect spot to sit and overlook the well manicured gardens with French doors opening onto the rear garden patio adding further living space to the ground floor accommodation.

Accessed again from the central hallway is the fitted kitchen where a wide array of solid wood cabinetry is accompanied by square edge solid work surfaces which give way to integrated appliances to include a dishwasher and fridge with inset chrome sink and space remaining for a standalone oven and hob. Nestled just behind the garage is a handy utility room with further wall and base mounted storage spaces where the current owners house a large freezer with a secondary access door taking you into the rear garden.

The first floor landing splits to give access into each of the three bedrooms as well as a four piece family bathroom suite finished with a predominantly tile surround where the space also features a low level radiator and rainfall shower head within the shower. Two well proportioned double bedrooms are each similar in size with the slightly bigger benefiting from mirrored built in wardrobes providing versatility and space in abundance while the smaller of the bedrooms comes just off the landing towards the front of the home providing the perfect space to be used as a large single bedroom, home office space or nursery for expecting families.

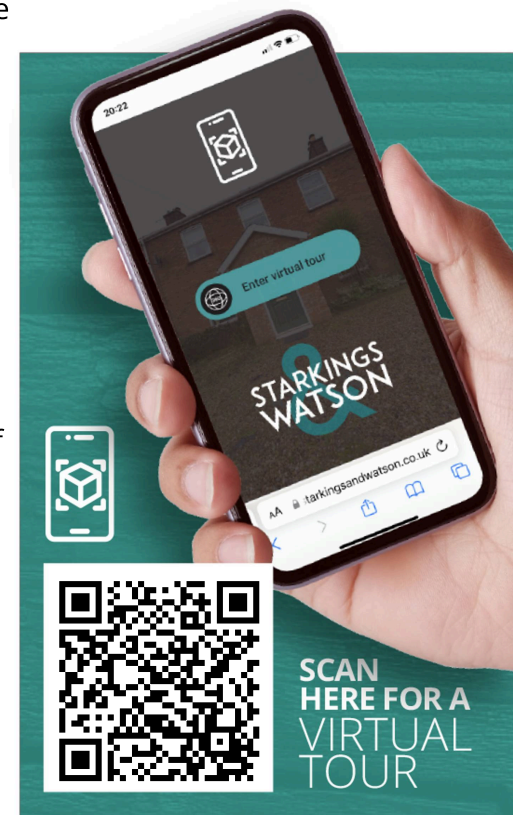
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VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



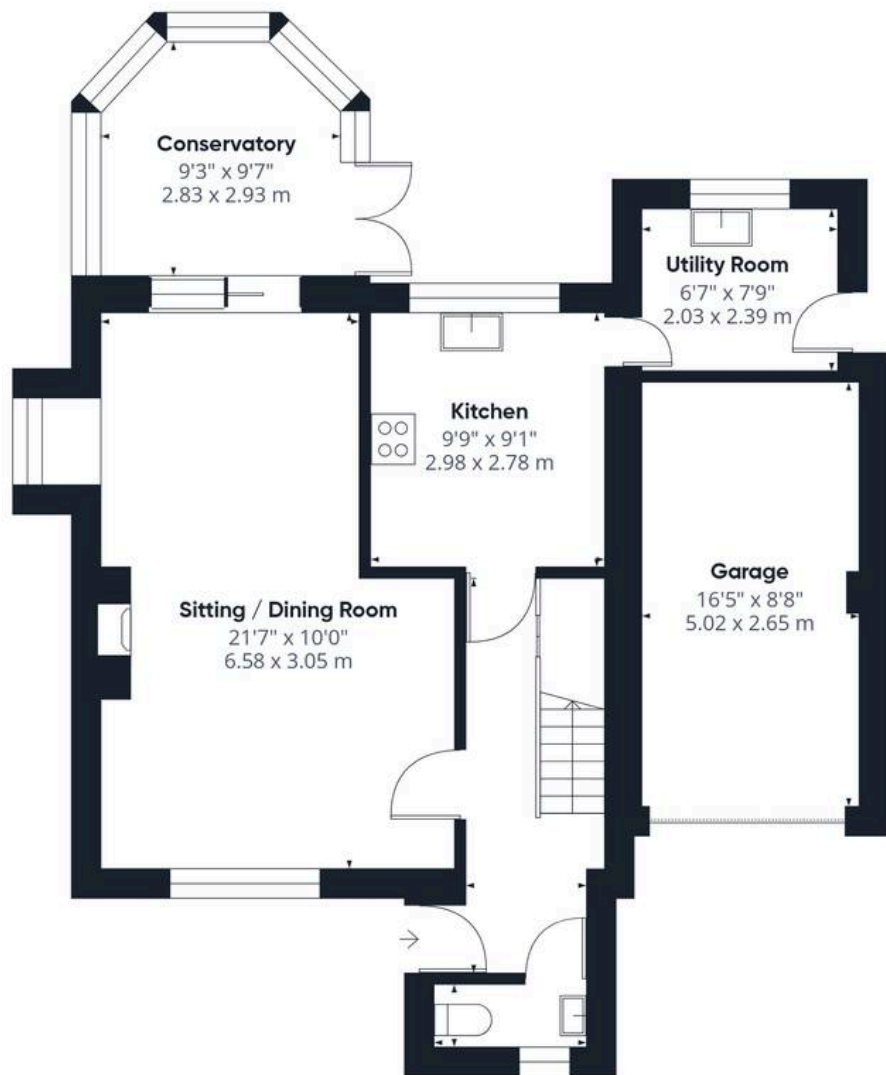




THE GREAT OUTDOORS

The rear garden springs to life as you exit at the rear of the home with a multitude of flowering planted borders and shrubbery giving the garden a vibrant feel. Well maintained lawns reach out from side to side with fully updated composite fencing for ease of maintenance and use. Within the corner of the garden, a timber storage shed can be found next to the oil tank, with further garden reaching to the side of the home providing further planting space.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

1098 ft²
102.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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