



## 5 Fallowfield

Hemsby, Great Yarmouth, NR29 4NT

Offers In Excess Of £270,000



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Aldreds are pleased to offer this well maintained and very well presented detached house in a cul de sac location with a south facing rear aspect. The property would make an ideal family home with an entrance hall, lounge, dining room, kitchen, cloakroom, first floor landing, four bedrooms and bathroom. Outside there are generous front and rear gardens, garage and driveway parking. The property is also designed to be very energy efficient with an air source heating system, double glazed windows and solar panels for lower running costs. An early viewing is recommended.

### Entrance Hall

Part double glazed pvc entrance door, wood effect LVT flooring, radiator, stairs to first floor with under stairs cupboard, doors leading off to:

### Cloakroom

Low level wc, hand wash basin, wood effect LVT flooring, frosted double glazed window to front aspect.

### Lounge

16'4" maximum x 12'0" (4.98 maximum x 3.66)

Including the chimney breast with a fitted multi fuel cast iron room heater, wood effect LVT flooring, double glazed patio doors to rear, radiator, wall mount tv point, double doors to:

### Dining Room

12'4" x 9'3" (3.78 x 2.84 )

Plus brick lined recess, double glazed window to rear aspect, wood effect LVT flooring, radiator, door to:

### Kitchen

15'3" maximum x 8'3" (4.65 maximum x 2.52)

Fitted kitchen with wood grain finish wall and base units with work surfaces over, recess with electric cooker point, space and plumbing for a washing machine, part tiled walls, vinyl flooring, small breakfast bar, one and a half bowl stainless steel sink unit, double glazed window to front aspect, part double glazed pvc stable door to side entrance.

### First Floor Landing

Cupboard housing the pressurised high capacity hot water cylinder, access to the loft space, frosted double glazed window to front aspect, radiator, doors leading off to:

### Bedroom 1

14'1" x 8'5" (4.31 x 2.58)

Double glazed window to rear aspect, radiator, wall mount tv point.

### Bedroom 2

14'11" x 9'4" (4.57 x 2.85)

Double glazed window to rear aspect, wall mount tv point, radiator.





### Bedroom 3

10'4" x 9'4" maximum (3.15 x 2.86 maximum)

Double glazed window to front aspect, radiator, wall mount tv point.

### Bedroom 4

9'4" x 7'4" (2.87 x 2.26)

Double glazed window to front aspect, radiator.

### Bathroom

7'4" x 6'2" maximum (2.25 x 1.90 maximum)

White suite comprising panelled bath with electric shower fitting over, mainly tiled walls, pedestal wash basin, low level wc, radiator, spot lights, extractor fan, vinyl flooring, frosted double glazed window to front aspect.

### Outside

The property sits on a generous plot with a low maintenance shingled front garden/parking area with paved path to the entrance. Double gates lead to additional parking and beyond to the single garage with up and over door, power and lighting. External air source heat pump system. The rear garden is mainly lawned with established borders and an area of sun trap patio facing a southerly direction.

### Tenure

Freehold

### Services

Mains water, electric and drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'D'

### 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. Kingsway this is also the main location for buses into Great Yarmouth and Martham.

### Directions

From the Yarmouth office head north along the A149 Caister Road, continue past the Yarmouth Stadium, at the roundabout turn right onto the Caister Bypass, continue over the next roundabout into Jack Chase Way, continue over the next roundabout with the Grange Hotel into Scratby Road, continue into Yarmouth Road, turn right into Barleycroft, turn second left into Fallowfield where the property can be found on the left.

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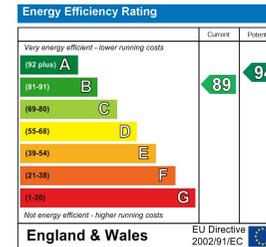
## Floor Plan



## 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.

### Disclaimer

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