

Aldreds
Estate Agents

Parklands North Road

, Hemsby, NR29 4HA

£255,000

3 1 1

Parklands North Road

, Hemsby, NR29 4HA

Aldreds are pleased to offer this light and airy, spacious detached bungalow on a select development in a non estate location close to the village centre. The property sits on a generous plot and offers great potential with accommodation comprising of a living room, fitted kitchen, three double bedrooms and a shower room. Outside there are wrap around lawned gardens and off street parking with space to build a garage if required. The property also benefits from double glazed windows, electric heating and would make an ideal retirement property being so close to the village and local amenities.

Living Room
20'11" x 10'1" (6.40 x 3.09)

PVC double glazed entrance door and matching side screen, double aspect double glazed windows, television point, night storage heater, fireplace with inset electric fire, access to the inner hall and door to:

Kitchen

Fitted kitchen with wood grain finish wall and matching base units with roll top work surfaces over, mainly tiled walls, single drainer stainless steel sink unit, built in electric oven, four ring ceramic hob and overhead extractor hood, recess for a fridge/freezer, tiled flooring, double glazed window to rear aspect, double glazed door to side, electric fan heater.

Inner Hallway

Vinyl flooring, access to the loft space, doors leading off to:

Bedroom 1
12'7" x 10'2" (3.86 x 3.12)

Double glazed window to front aspect.

Bedroom 2
9'6" x 9'1" (2.91 x 2.78)

Including the airing cupboard housing the copper hot water cylinder with a fitted immersion heater, double glazed window to rear aspect, electric fan heater.

Bedroom 3
9'4" x 9'1" (2.87 x 2.77)

Double glazed window to side aspect.

Shower Room
6'6" x 5'6" (2.00 x 1.70)

Corner quadrant tiled shower cubicle with electric shower fitting, low level wc, pedestal wash basin, tiled walls and flooring, electric fan heater, frosted double glazed window to rear aspect.















Outside

The property sits in the top right hand corner of the development on a generous plot with concrete strip driveway parking to the front. The remainder of the plot is laid to lawn with wrap around gardens with defined fenced boundaries.

Tenure

Freehold

Agents Note

A maintenance agreement is currently in discussion where a contribution from each property owner will be paid for the maintenance and upkeep of the roadway and estate.

Services

Mains water, electric and drainage.

Council Tax

Great Yarmouth Borough Council - TBC - Property was previously rated for business rates.

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

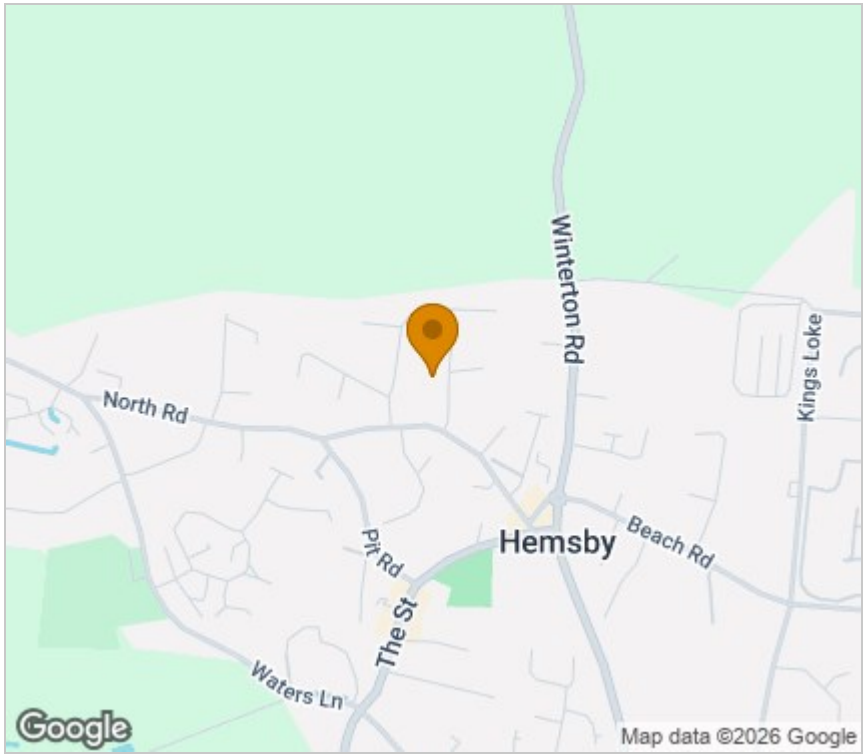
On arriving in the village of Hemsby from Great Yarmouth, proceed to the centre of the village and turn left before the parade of shops in to The Street and immediately right in to North Road. Continue up the hill just pass the doctors surgery where the entrance to Parklands can be found on the right hand side after a couple of hundred yards.

Y12868/10/26/CF

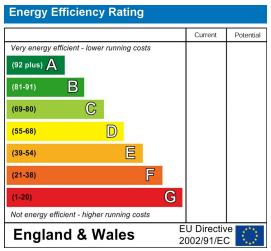
Floor Plan



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
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.
Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

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