

**Aldreds**  
Estate Agents



15 Waters Lane

Hemsby, Great Yarmouth, NR29 4NH

£339,500



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## 15 Waters Lane

Aldreds are pleased to offer this 2007 built detached family house built by well respected builders Norfolk Homes on the edge of this popular development overlooking playing fields to the front. The property has been well maintained and would make a perfect family home with accommodation comprising of an entrance hall serving the cloakroom, lounge, dining room, kitchen with built in appliances and utility room on the ground floor. A landing leads to three double bedrooms, an en-suite shower room and family shower room. Outside there are enclosed gardens, a garage and driveway for parking. The property also benefits from pvc double glazed windows and oil central heating with underfloor to the ground floor space. An early viewing is recommended.

### Entrance Hall

Part double glazed composite entrance door with double glazed side screen, wood effect laminate flooring with under floor heating, stairs to first floor with under stairs cupboard, doors leading off to:

### Lounge

14'10" x 11'11" (4.52 x 3.63)

Feature marble fireplace with inset stainless steel electric fire, double glazed window to front aspect providing distant views over the playing field, tv point, wood effect laminate flooring with under floor heating, telephone point, double doors to:

### Dining Room

11'4" x 9'0" (3.45 x 2.74)

Tiled flooring with underfloor heating, double glazed French doors to rear.

### Cloakroom

Wood effect laminate flooring with under floor heating, frosted double glazed window to side aspect, low level wc, pedestal wash basin.

### Kitchen

10'2" x 9'11" (3.10 x 3.02)

Plus recess. fitted kitchen with medium oak effect wall and matching base units with roll top work surfaces over, four ring ceramic hob with stainless steel extractor hood over, built in electric double oven, part tiled walls, tiled flooring with under floor heating, kick space electric fan heater, recessed spot lights, double glazed window to rear aspect, door to:

### Utility Room

6'2" x 5'3" (1.88 x 1.60 (1.87 x 1.61))

Fitted with wood grain wall and matching base units with work surface over and space and plumbing below for a washing machine and tumble dryer, extractor fan, part double glazed composite door to side aspect, tiled flooring with under floor heating.

### First Floor Landing

Double glazed window to front aspect with distant views over the playing field, radiator, deep built in airing cupboard housing the pressurised hot water cylinder, loft access, doors leading off to:

### Bedroom 1

11'11" x 10'11" (3.63 x 3.33 (3.62 x 3.32))

Plus two built in wardrobe recesses, radiator, wood effect laminate flooring, double glazed window to front aspect providing distant views over playing fields, ceiling light/fan, tv point, door to:

### En-Suite Shower Room

7'8" x 4'4" (2.34 x 1.32)

Tiled shower cubicle with mains fed shower fitting, low level wc with concealed cistern and adjacent vanity unit with inset wash basin, part tiled walls, tiled flooring, frosted double glazed window to side aspect, chrome towel rail/radiator, extractor fan.





### Bedroom 2

12'0" x 8'6" (3.66 x 2.59 (3.65 x 2.58))

Including a built in wardrobe cupboard, radiator, tv point, double glazed window to rear aspect, ceiling fan/light.

### Bedroom 3

10'7" x 10'2" (3.23 x 3.10)

Including a built in wardrobe cupboard, radiator, tv point, double glazed window to rear aspect.

### Family Shower Room

Double width walk in tiled shower cubicle with mains fed shower fitting, low level wc with concealed cistern, vanity unit with inset wash basin, part tiled walls, extractor fan, frosted double glazed window to side aspect, vinyl flooring.

### Outside

To the front of the property is a lawned garden with brick boundary walling with wrought iron railings and a gate to the entrance with an outside light. A side gate leads to the rear of the property which is enclosed by brick boundary walling and laid to lawn with side borders and an area of paved patio. A gate leads to the rear driveway for parking and the brick and tiled single garage with up and over door, power and lighting.

### 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. Kinsway is an area of the village which includes a CO-OP 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 Scratby Road, continue into Yarmouth Road, turn left staying on Yarmouth Road, continue over the crossroads with The Street into Waters Lane where the property can be found on the right hand side just past the turning in to Stable Field Way.

EPC Rating - C (72)

Ref: Y11709/04/23/CF



## Floor Plan



## Area Map



## Viewing

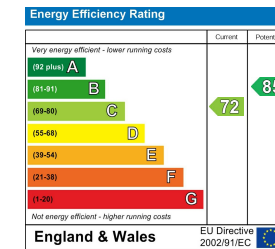
Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph



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