

Aldreds
Estate Agents



Laburnum, Hall Road, Hemsby, NR29 4LF

Offers Over £850,000



4



3



3



D



Offers Over £850,000

Laburnum, Hall Road

Hemsby, NR29 4LF

- Unique Opportunity
- Huge Flexible Living Space
- Two En-Suites & Family Bathroom
- Amazing Tranquil Setting Surrounded By Farmland
- Approaching Half An Acre Plot
- Stunning Detached Bungalow Residence
- Four Double Bedrooms
- Quality Fitted Kitchen
- Triple Garage
- Viewing Highly Advised

Aldreds are pleased to offer this unique opportunity to acquire this stunning detached bungalow in an amazing tranquil setting surrounded by farmland sitting on a plot of approaching half an acre. The property has been under the same ownership for many years and has been carefully extended and designed to provide a luxury living space that would make a lovely family home or superb retirement property. The accommodation comprises of a light and airy reception hall serving the main lounge beyond which is an additional sitting room, luxury kitchen/dining room which has been recently replaced, utility room and cloakroom. Beyond the main living space are a master bedroom opening through to a huge dressing room and quality en-suite bathroom. In addition there are also three further bedrooms one with an en-suite shower room and an additional quality family bathroom. Outside a sweeping driveway leads to the bungalow where there is parking from several cars and the triple garage block. The delightful gardens wrap around from the southerly facing aspect in to the tranquil and extremely private rear gardens which have been landscaped and provide a superb space to relax in. The property also benefits from double glazed windows, oil central heating and solar panels for lower running costs. Properties of this nature seldom become available and must be viewed to appreciate the size, quality and location on offer.



Reception Hall 29'1" x 11'5" main floor area (8.89 x 3.50 main floor area)

Superb entrance to this property with double glazed windows and composite door leading in to the hall, deep double width cloaks cupboard, built in airing cupboard, three radiators, oak finish flooring, access to the insulated and boarded loft space with pull down ladder, doors leading off to:

Lounge 20'11" x 13'1", 147'7" (6.38 x 4.45)

Plus double glazed bay window to front aspect and including the Inglenook style fireplace with inset beam and cast iron multi fuel room heater set on a raised pamment tiled hearth, tv point, double glazed window to side aspect, fitted carpet, radiator, decorative coved ceiling.





Kitchen/Dining Room 18'1" x 12'7" (5.52 x 3.84)

Quality fitted kitchen which has been recently re-fitted with grey wall and matching base units with light finish granite work tops over, one and a half bowl white ceramic sink with mixer tap and under surface built in water filter, inset AEG four ring induction hob with Bosch electric oven below and stainless steel extractor hood over, under surface and low level lighting, metro tiling to walls, integrated dishwasher, built in full height fridge and separate full height freezer, tiled flooring, recessed spot lights, double glazed window to side garden and double glazed French doors to rear, radiator. door to:

Utility Room 8'3" x 8'2" (2.54 x 2.50)

Matching wall and base kitchen units in light grey with granite worktops and inset stainless steel bowl sink with mixer taps, space and plumbing for a washing machine, tiled flooring, metro tiling to walls, chrome radiator/towel rail, double glazed door and window to rear, door to:

Cloakroom 5'4" x 3'8" (1.64 x 1.13)

Low level wc with grey concealed cistern, matching finish vanity unit with inset wash basin with mixer tap, tiled walls and flooring, frosted double glazed window to rear aspect, space for coats.

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 and take the next turning on the left hand side in to Hall Road The property can be found towards the end of the road on the left hand side clearly signposted at the entrance drive.



Sitting Room 12'5" x 11'6" (3.80 x 3.52)

Used as a day time lounge with double glazed French doors leading on to the rear garden, tv point, modern vertical radiator.

Master Bedroom 13'8" x 10'5" (4.17 x 3.19)

Double glazed French doors on to the rear garden, wall mount tv point, two radiators, recessed spot lights, fitted carpet, arched access to:

Dressing Room 13'8" x 13'2" (4.17 x 4.02)

Including a bank of fitted wardrobe cupboards to one wall and a corner fitted dressing table, recessed spot lights, double glazed window to rear aspect, recessed spot lights, radiator, door to:

En-Suite Bathroom 14'2" x 9'3" (4.32 x 2.84)

Huge en-suite with a quality suite comprising oval bath with mixer tap, walk in tiled shower cubicle with mains fed shower fitting, wall hung vanity unit with mixer tap, low level wc, grey wood effect Karndean flooring, large chrome towel rail/radiator, recessed spot lights, extractor fan, frosted double glazed window.

Bedroom 2 10'1" x 9'10" (3.08 x 3.00)

Double glazed window to side aspect, radiator, storage recess, tv point, fitted carpet, door to:

En-Suite Shower Room

Tiled shower cubicle with mains fed shower fitting, pedestal wash basin, low level wc, frosted double glazed window to side aspect, tiled walls and flooring, radiator.

Bedroom 3 13'7" x 10'7" (4.16 x 3.23)

With double glazed cantilevered bay window to front aspect, radiator, fitted carpet.

Bedroom 4/Dining Room 13'7" x 10'2" (4.16 x 3.12)

With double glazed cantilevered bay window to front aspect, radiator, oak finish flooring.

Family Bathroom 11'1" x 7'3" (3.40 x 2.23)

Spacious family bathroom with stand alone oval bath with mixer tap, wall hung basin with vanity unit and mixer tap, low level wc, tiled shower cubicle with mains fed shower fitting, tiled walls and flooring, frosted double glazed window to side aspect, ornate radiator, recessed spot lights, extractor fan.

Outside

The property is approached via a shared private driveway serving Laburnum and two other properties. A sweeping driveway provides ample parking and access to the attached triple garage block 8.01m x 5.93m with three remote controlled up and

over doors, power and lighting, double doors in to the rear courtyard. The property itself sits in approaching half an acre of stunning gardens which and been landscaped and carefully planned to maximise privacy and provide a superb outside entertaining space. A sweeping lawn to the front extends down the side and on in to the rear garden and is well screened by hedging. An I-shaped terrace can be found immediately to the rear of the bungalow flanked by a carp pond and raised planters, outside lighting. There is also a delightful large pergoda which provides a covered seating area with lighting and access to the hot tub. On the far side of the bungalow behind the extension is another large private seating area laid with block pavior and access in to the attached boiler house with a low level wc and housing the oil fired boiler and pressurised system. At the bottom of the garden are two interconnecting 10' x 10' sheds with power connected. These delightful gardens are very tranquil and compliment this stunning bungalow.

Tenure

Freehold

Services

Mains water and electric. Drainage is self contained via a septic tank.

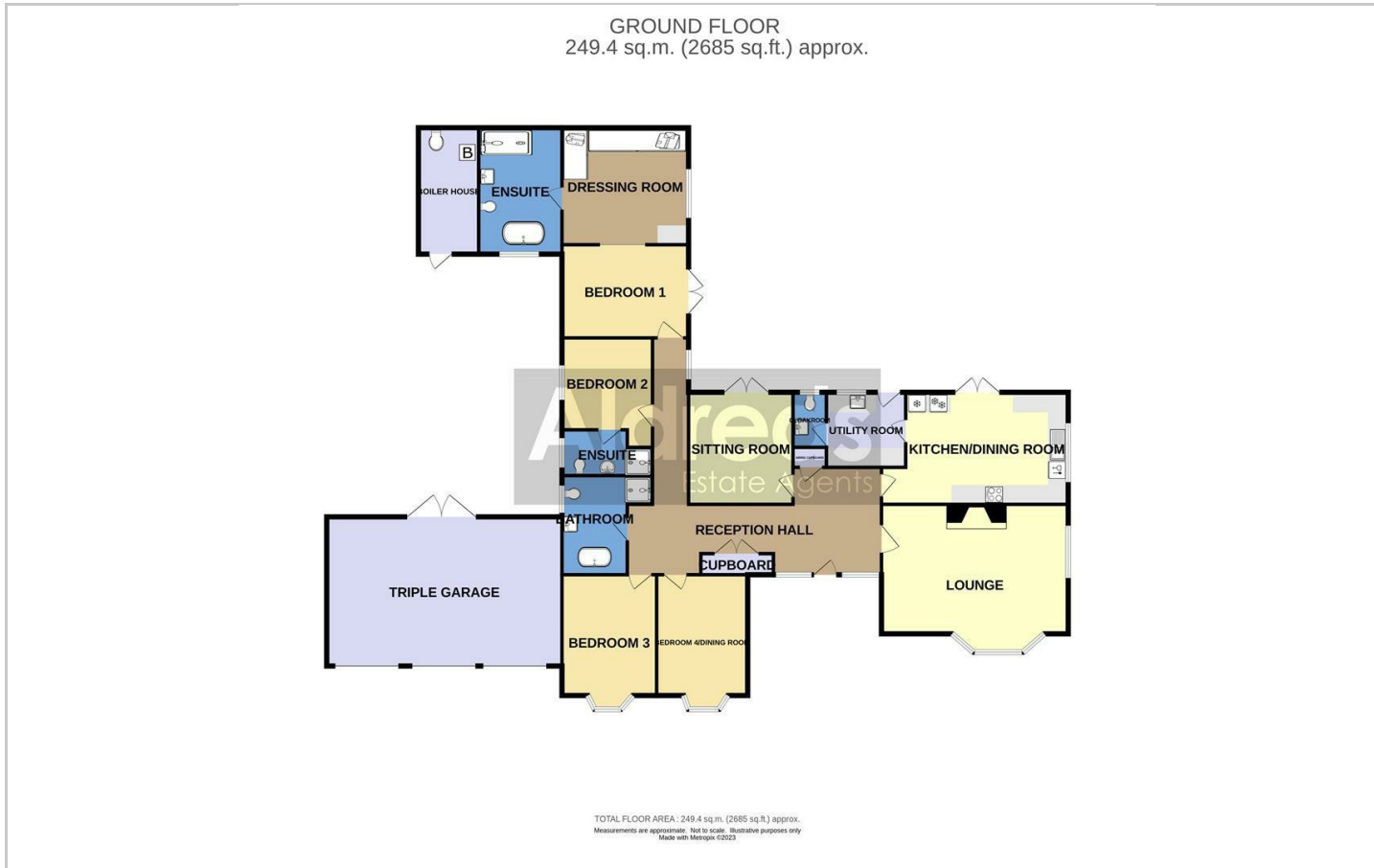
Council Tax

Great Yarmouth Borough Council - Band'E

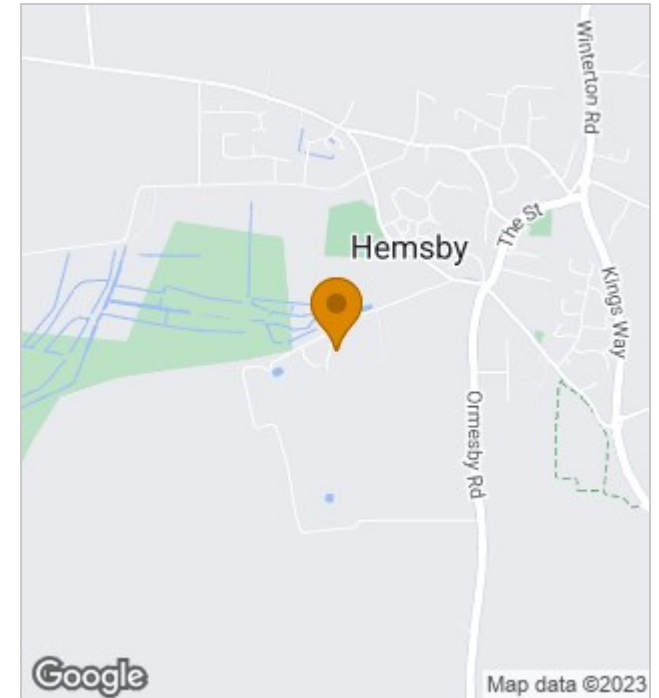
Location

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 CO-OP shop, hairdressers and Chinese takeaway. 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.

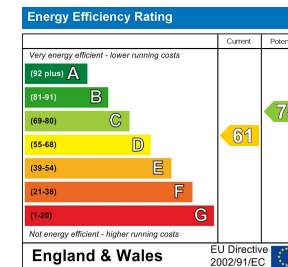
Floor Plans



Location Map



Energy Performance 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

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 traveling some distance please check with Aldreds on the issue of availability prior to traveling. 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: 372141.

17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ
Tel: 01493 844891 Email: yarmouth@aldreds.co.uk <https://www.aldreds.co.uk/>