



Aldreds
Estate Agents

2 Clydesdale Drive
Hemsby, Great Yarmouth, NR29 4TT

£339,950



2 Clydesdale Drive

Aldreds are pleased to offer this well presented, detached family residence built by well respected builders Norfolk Homes. The property sits on a generous corner plot and offers spacious living accommodation comprising of a reception hall leading to the lounge with multi fuel room heater, cloakroom, large kitchen/dining room with built in appliances, separate utility room, first floor landing serving a master bedroom with en-suite, three further double size bedrooms and a family bathroom. Outside there are established private gardens, driveway and garage. The property also benefits from double glazed windows, oil fired central heating with underfloor to the ground floor and is offered chain free. There is also the possibility of a part exchange being considered with any enquiries welcomed.

Reception Hall

Part double glazed composite entrance door with double glazed side screens, tiled flooring, underfloor heating, staircase to first floor with under stairs cupboard, door to:

Cloakroom

Low level wc with oak effect unit with concealed cistern, corner pedestal wash basin with tiled splashback, recessed spot lights, tiled flooring, underfloor heating, extractor fan.

Lounge

22'4" x 10'10" (6.81 x 3.32)

Including the central chimney breast with inset cast iron multi fuel room heater, two wall uplighters, double aspect double glazed windows and French doors to rear, fitted carpet, tv point, underfloor heating.

Kitchen/Dining Room

22'4" x 11'0" (6.81 x 3.37)

Dining Area

Double glazed window to side aspect, tiled flooring, underfloor heating, open access to:

Kitchen

Extensively fitted with wood grain wall and matching base units with grey granite effect worktops over, integrated fridge and separate freezer, one and a half bowl sink unit with mixer taps, built in electric oven, four ring ceramic hob and extractor hood over, part tiled walls, integrated dishwasher, recessed spot lights, tiled flooring, underfloor heating, double glazed window to side aspect, open access to:

Utility Room

6'0" x 5'8" (1.85 x 1.74)

Matching units to kitchen with grey granite effect worktop with inset single drainer sink, space and plumbing for a washing machine, tiled flooring, under floor heating, wall mounted oil fired boiler, part double glazed composite rear entrance door.

First Floor Landing

Access to the insulated loft space, radiator, fitted carpet, built in airing cupboard housing the pressurised hot water cylinder, doors leading off to:

Bedroom 1

13'3" x 11'1" (4.05 x 3.38)

Including built in mirror fronted wardrobe cupboards, radiator, tv point, fitted carpet, double glazed window to front aspect, door to:

En-Suite Shower Room

Tiled shower cubicle with mains fed shower fitting, low level wc, vanity unit with inset wash basin, tiled flooring, radiator, extractor fan, frosted double glazed window to front aspect.

Bedroom 2

11'3" x 11'3" (3.44 x 3.43)

Plus built in mirror fronted wardrobes, radiator, tv point, double glazed window to front aspect, fitted carpet.

Bedroom 3

11'2" x 8'10" (3.42 x 2.71)

Plus built in mirror fronted wardrobes, radiator, tv point, fitted carpet, double glazed window to side aspect.





Bedroom 4

8'11" x 7'10" (2.74 x 2.39)

Plus built in mirror fronted wardrobe cupboards, radiator, fitted carpet, double glazed window to side aspect.

Family bathroom

Suite comprising panel bath with shower mixer tap, curtain and rail, low level wc set in an oak effect concealed cistern with adjacent vanity unit with inset wash basin, radiator, tiled flooring, extractor fan, chrome towel rail/radiator, frosted double glazed window to rear aspect.

Outside

The property sits on a generous plot with a small low maintenance front garden and established garden to the southern side. The rear garden is laid with areas of lawn, established borders and paved sun trap patio. All boundaries are enclosed. Outside lighting and outside tap. A gated rear access leads to the driveway providing off street parking and access to the brick and tiled garage with up and over door, power and lighting and personal door in to the garden.

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. Kingway is an area of the village which includes a SPAR 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, turn right into Stable Field Way, continue straight ahead, as the road bears round to the right and then left where the third turning on the right is Clydesdale Drive.

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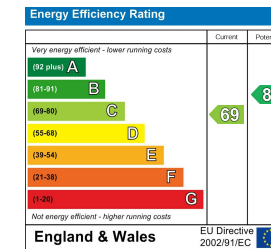
Floor Plan



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.

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