



Aldreds
Estate Agents

9 Lexington Close

Hemsby, Great Yarmouth, NR29 4ES

£249,950



9 Lexington Close

Aldreds are pleased to offer this extended semi detached house situated in a quiet cul de sac location in the heart of this popular coastal village. The property offers an entrance porch leading to the entrance hall, lounge, kitchen/breakfast room and dining area on the ground floor. On the first floor are three good size bedrooms and a bathroom. Outside are established private front and rear gardens, a driveway and tandem double length garage. The property also benefits from double glazed windows and electric heating and a viewing is recommended.

Entrance Porch

Part glazed wood panel entrance door, cloaks storage space, internal door to:

Entrance Hall

Stairs to first floor landing, door to:

Lounge

14'0" x 13'7" (4.27 x 4.16)

Plus under stairs cupboard, night storage heater, double glazed window to front aspect, tv point, door to:

Kitchen/Breakfast Room

17'0" x 8'10" (5.19 x 2.71)

Extensively fitted with a range of white wall and matching base units with granite effect work surface over, electric cooker point, single drainer stainless steel sink unit, part tiled walls, tiled flooring, space and plumbing for a washing machine, double glazed window to rear aspect, open access to:

Dining Area

9'3" x 8'9" (2.82 x 2.69)

Double glazed window to rear aspect, double glazed French doors to rear, tiled flooring, night storage heater.

First Floor Landing

Double glazed window to side aspect, access to the loft space, built in airing cupboard housing the copper hot water cylinder with immersion heater, doors leading off to:

Bedroom 1

11'8" x 9'10" (3.58 x 3.0)

Stained wood flooring, night storage heater, double glazed window to front aspect.

Bedroom 2

11'6" x 9'10" (3.53 x 3.0)

Double glazed window to rear aspect, night storage heater, stained wood flooring.





Bedroom 3

7'8" x 6'11" (2.36 x 2.11)

Stained wood flooring, night storage heater, double glazed window to front aspect.

Bathroom

6'10" x 6'0" (2.1 x 1.84)

White suite comprising panel bath with electric shower fitting over, pedestal wash basin, low level wc, tiled walls, frosted double glazed window to rear aspect.

Outside

To the front of the property is an established lawned garden with flower beds bordering, paved pathway to the entrance. There is a concrete driveway providing off street parking and access to the attached tandem double length garage 8.48m x 2.35m with up and over door, power and lighting, personal door to the rear garden. There is also a partial stud partition which could easily be removed. To the rear of the property a private garden can be found which is lawned and well screened by established bushes and small trees. There is also an area of suntrap decking. Outside tap.

Tenure

Freehold

Services

Mains water, electric and drainage,

Council Tax

Great Yarmouth Borough Council - Band B

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 the coastal village with Great Yarmouth.

Directions

On arriving in the village of Hemsby from Great Yarmouth take the first left hand turn into Yarmouth Road and proceed to the crossroads with The Street before turning right and after a short distance turn second left in to Lexington Close.

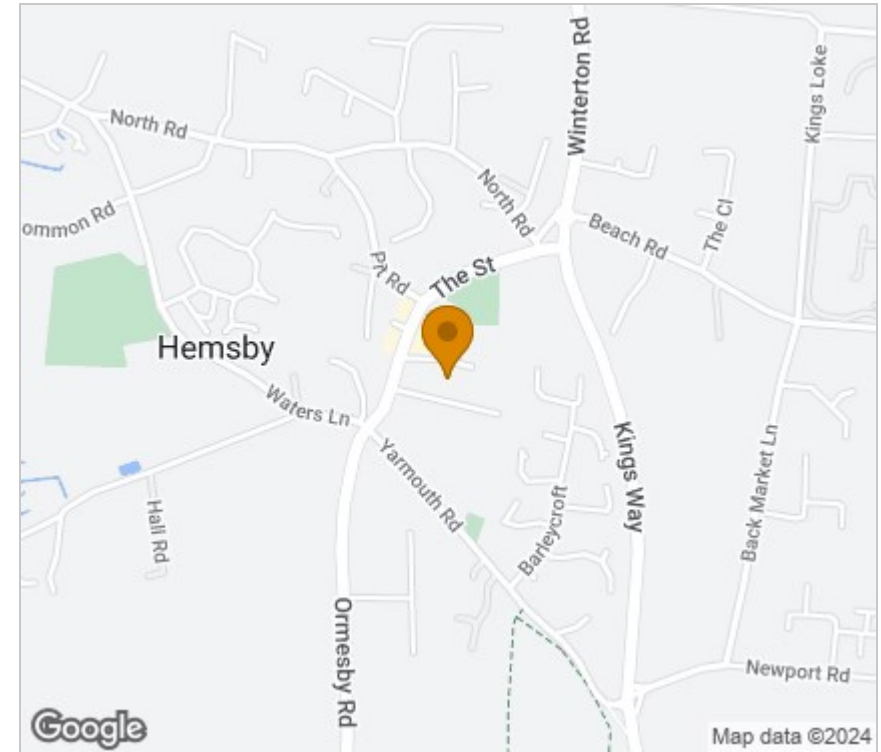
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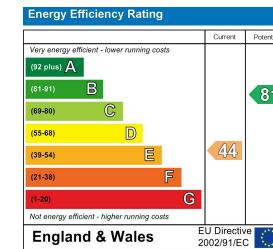
Floor Plan



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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