

Aldreds
Estate Agents



5 Common Road
Hemsby, Great Yarmouth, NR29 4LT
£317,500



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Aldreds are pleased to offer this very well presented, spacious detached bungalow on a generous plot in a private location backing on to the village playing field. The property offers an entrance porch leading to the large L-shaped lounge/dining room, quality modern fitted kitchen with built-in appliances, re-furbished shower room, three good sized bedrooms and conservatory. Outside there is an established rear garden with a southerly aspect, large driveway with ample parking and access to a garage with electric door. The property also benefits from double glazed windows, oil central heating and would make an ideal retirement property. An early viewing is recommended.

Entrance Porch

Part double glazed pvc entrance door and double glazed side screen, tiled flooring, radiator, door to:

L-Shaped Lounge/Dining Room

21'5" maximum x 20'1" maximum (6.55 maximum x 6.14 maximum)

Superb spacious room with a double aspect, double glazed window to front aspect, double glazed French doors to rear, wall mount tv point, two radiators, two wall lights, fitted carpet, telephone point, doors leading off to inner hall and:

Kitchen

9'11" x 8'4" (3.03 x 2.55)

Extensively fitted with a quality white gloss finish, handle less kitchen with wall and matching base units with wood block effect square edge work tops over, integrated dishwasher, space and plumbing for a washing machine, built in double electric oven with four ring induction hob and extractor hood over, matching upstands, single drainer one and a half bowl cast sink with mixer taps, recessed spot lights, double glazed window to side aspect, wood effect vinyl flooring.

Inner Hallway

New fitted carpet, built in cloaks storage cupboard, doors leading off to:

Bedroom 1

11'5" x 9'11" (3.48 x 3.03)

Wall mount tv point, radiator, double glazed window to rear, fitted carpet.

Bedroom 2

11'1" x 8'2" (3.39 x 2.51)

Wall mount tv point, radiator, fitted carpet, sliding double glazed patio doors to:

Conservatory

12'1" x 11'0" (3.69 x 3.37)

Brick and sealed unit double glazed construction with insulated flat roof over, double glazed French doors to rear, power and lighting.

Bedroom 3

8'2" x 7'9" (2.50 x 2.37)

Wall mount tv point, radiator, double glazed window to side aspect.

Shower Room

9'10" maximum x 4'11" (3.02 maximum x 1.51)

Re-furbished with a quality suite comprising a corner quadrant shower cubicle with mains fed shower and aqua panelling to walls, double width vanity unit with inset wash basin, low level wc, extractor fan, chrome towel rail/radiator, frosted double glazed window to side aspect, vinyl flooring.





Outside

The property sits on a generous plot to the front of which is an extensive block pavior driveway providing ample parking for several vehicles and access to the attached garage 5.40 x 2.40 with electric up and over door, power and lighting, oil fired boiler, personal door in to the garden. There is a gated side access in to the rear of the property where to either side of the bungalow are concrete hardstanding areas, Hot Tub (available by negotiation). The remainder of the garden is lawned with small trees bordering and an are of sun terrace at the bottom of the garden. There is also a timber shed. The gardens back on to the village playing field and have bungalows either side so offer private aspects.

Tenure

Freehold

Services

Mains water electric and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'C'

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

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 at the junction with Newport Road, bear round to the left, continue to the crossroads with The Street, continue straight ahead into Waters Lane passing the recreational ground on the left, turn left into Common Road where the property can be found after a short distance on the left hand side marked by our 'For Sale' board.

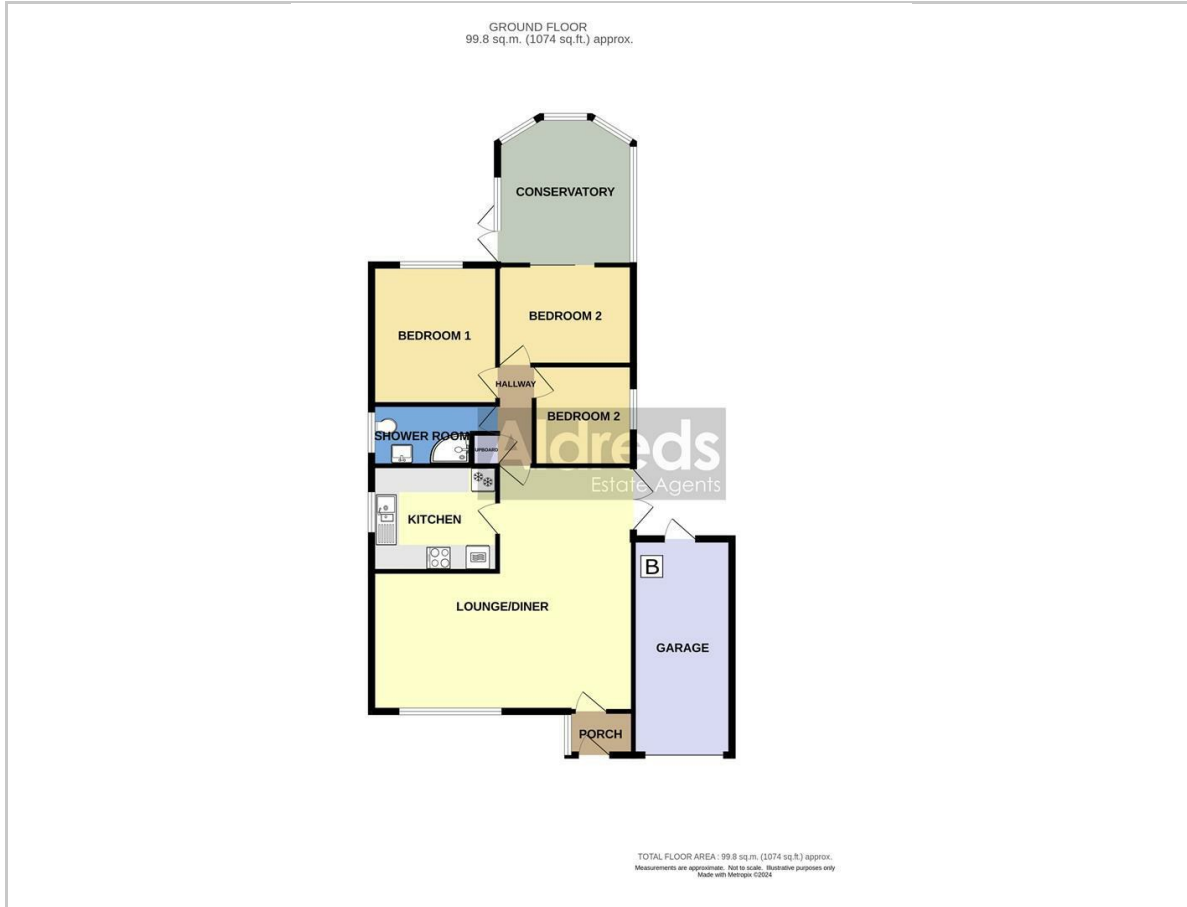
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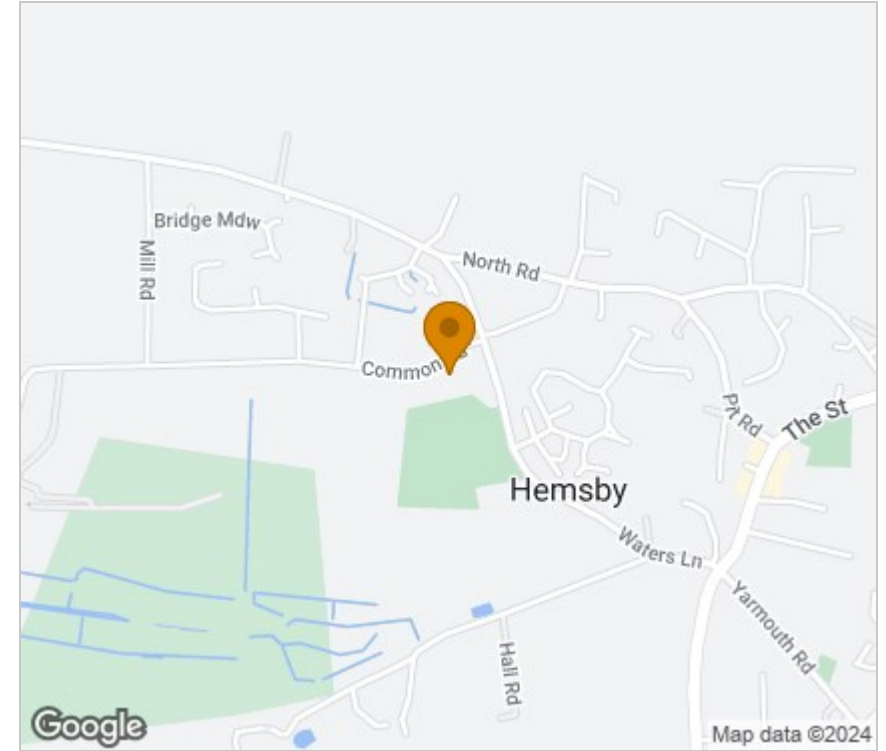
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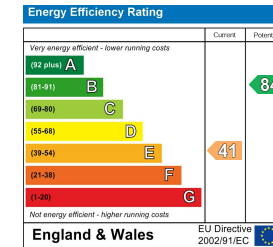
Floor Plan



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.

Disclaimer

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