



87 Common Road

Hemsby, Great Yarmouth, NR29 4NA

Price Guide £375,000



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GUIDE PRICE £375,000-£395,000 Situated on the western side of the village surrounded by countryside, Aldreds are pleased to offer this immaculately presented detached residence providing a fantastic south facing aspect to the rear on to farmland. The property has been designed for energy efficiency with air source heat pump heating and quality double glazed windows. The layout of the property allows for flexibility and would suit a family or retirements purposes with accommodation comprising of a central hallway, delightful modern open plan living space with a kitchen/living room, utility, two ground floor bedrooms and family bathroom. On the first floor are a master bedroom with en-suite and additional double bedroom. Outside there is driveway parking for 3 cars and a landscaped rear garden providing an ideal quiet space to relax in. An early viewing is strongly recommended.

Entrance Hall 12'10" x 7'7" (3.91 x 2.31 (3.92 x 2.32))

Generous hall with feature vaulted ceiling with Velux sky light, attractive staircase to first floor, built in cupboard, grey wood effect flooring, solid wooden doors leading off to:

Open Plan Kitchen/Dining/Living Room 24'8" x 16'8" maximum (7.52 x 5.08 maximum)

Spacious double aspect room with double glazed bi-fold doors leading on to the rear garden and double glazed window to front, fully fitted grey gloss finish kitchen with built in appliances, underfloor heating, tv point, grey oak finish flooring, door to:

Utility Room 9'1" x 3'3" (2.77 x 0.99)

With space and plumbing for a washing machine, pressurised hot water cylinder.

Bedroom 3/Dining Room 10'11" x 8'2" (3.33 x 2.49)

Double glazed window to front aspect, grey wood effect flooring with underfloor heating.

Bedroom 4 10'3" x 9'9" (3.12 x 2.97 (3.13 x 2.98))

Double glazed window to rear aspect, grey wood effect flooring with underfloor heating.

Family Bathroom 6'8" x 6'1" (2.03 x 1.85)

Luxury suite fitted with panel bath and electric shower over, vanity unit with wash basin and low level wc, luxury aqua board walling, frosted double glazed window to side aspect, extractor fan, vinyl flooring.

First Floor Landing Galleried landing with vaulted ceiling, fitted carpet, doors leading off to:

Master Bedroom 14'2" x 13'4" main floor area (4.32 x 4.06 main floor area)

Plus recess and Double glazed bay window to front aspect, Velux double glazed sky light, radiator, eaves storage cupboards, fitted carpet, solid wood door to:

En-suite Shower Room 6'11" x 5'9" (2.11 x 1.75 (2.12 x 1.74))

Fitted with a quality corner shower cubicle with mains fed shower fitting over, vanity unit with wash basin, low level wc, Velux double glazed sky light, vinyl flooring, radiator.

Bedroom 2 14'2" x 11'11" (4.32 x 3.63)

Plus double glazed dormer bay window to front aspect, Velux double glazed sky light, eaves storage cupboards, fitted carpet, solid wood door.





Outside

The frontage to the property is laid with tar and shingle driveway parking for two vehicles with garden area. A side access leads to the rear garden which is of a generous size and has been landscaped and laid with a sun trap south facing patio, lawned area, shingle inlay and specimen planting around the garden. Raised vegetable plot planters. Garden shed measuring 10ft x 5ft. Fenced boundaries with a lower level central boundary fence at the bottom of the garden to appreciate the farmland views.

Tenure

Freehold.

Services

Mains, water, electric, 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. 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 and take the next turning on the left hand side in to Common Road. The properties can be found towards the bottom on the right hand side.

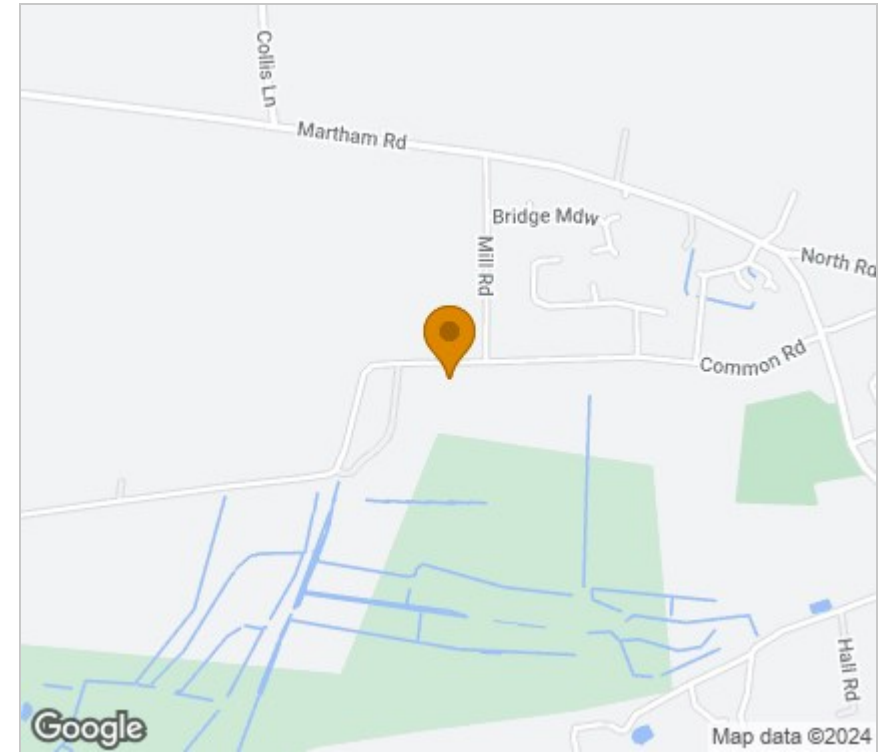
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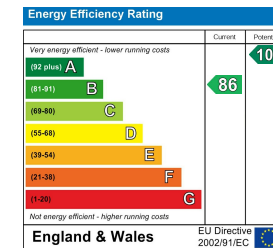
Floor Plan



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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