



**Aldreds**  
Estate Agents

27 Common Road

Hemsby, Great Yarmouth, NR29 4LT

£290,000



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## 27 Common Road

Aldreds are pleased to offer this substantial detached bungalow on a generous plot in a sought after non estate location backing on to playing fields. The property has been well maintained throughout and offers accommodation that would suit a growing family or for retirement purposes comprising of an entrance hall serving the lounge, lean to conservatory, kitchen/breakfast room, three bedrooms, shower room and cloakroom. Outside there are established front and rear gardens, driveway serving a car port and attached garage. The property also benefits from double glazed windows, oil central heating and is offered with no onward chain.

### Entrance Hall

Part double glazed pvc entrance door, radiator, access to the loft space, doors leading off to:

### Lounge

14'7" x 10'10" (4.45 x 3.32)

Tiled fireplace, radiator, wall light points, tv point, sliding double glazed patio doors to:

### Lean To Conservatory

Glazed construction with door to the rear garden.

### Kitchen/Breakfast Room

16'7" x 8'7" (5.06 x 2.64)

Fitted with a range of modern coloured finish wall and matching base units with wood effect work surfaces over, part tiled walls, one and a half bowl stainless steel sink with mixer taps, four ring LPG hob with extractor over, built in double oven, space and plumbing for a washing machine, double aspect double glazed windows, pantry cupboard, radiator.

### Bedroom 1

14'9" x 8'8" (4.51 x 2.66)

Radiator, double glazed window to rear aspect.

### Bedroom 2

12'4" x 11'10" (3.76 x 3.61)

Including the chimney breast, double glazed window to front aspect, radiator.

### Bedroom 3

9'11" x 7'10" (3.03 x 2.39)

Radiator, double glazed window to side aspect.

### Shower Room

8'9" x 5'2" (2.69 x 1.59)

Double width walk in tiled shower cubicle with shower fitting over, vanity unit with inset wash basin, radiator, tiled walls, frosted double glazed window to side aspect, vinyl flooring.

### Cloakroom

Low level wc, half tiled walls, frosted double glazed window to side aspect.







### Outside

The property sits on a generous plot with a front garden which is mainly lawned with established side borders and adjacent concrete driveway providing off street car parking and access to the car port and attached single garage beyond with up and over door, power and lighting, personal door to the rear. On the far side of the bungalow there is an external oil boiler and access beyond in to the rear garden. The rear garden is also of a generous size being laid with areas of patio, coloured stone and lawn with side borders. The rear garden also backs on to an open playing field, therefore is very private.

### 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

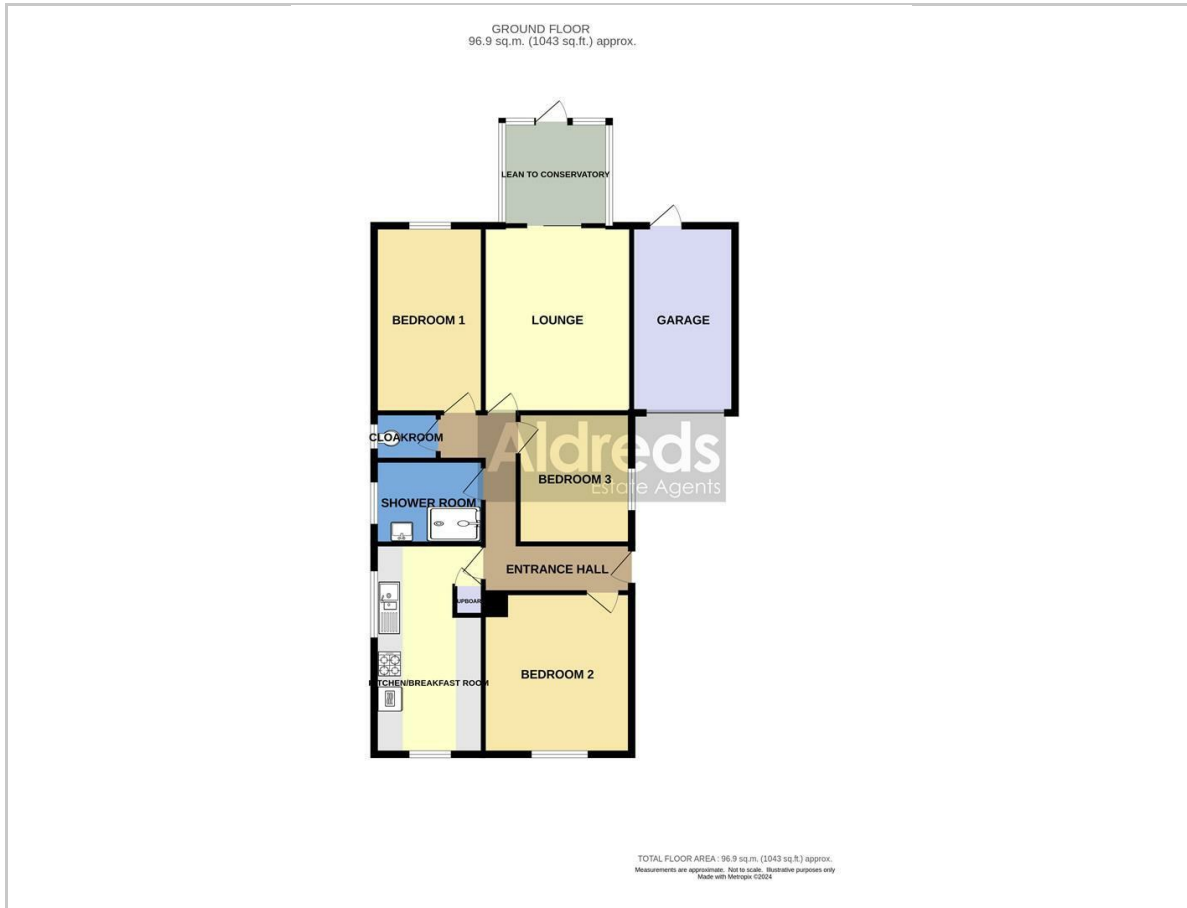
From the Yarmouth office head north along the A149 Caister Road, continue past the Yarmouth Stadium, at the roundabout turn left onto the Caister Bypass, continue over the next roundabout into Jack Chase Way, continue over the next roundabout into Scratby Road, continue into Yarmouth Road at the junction 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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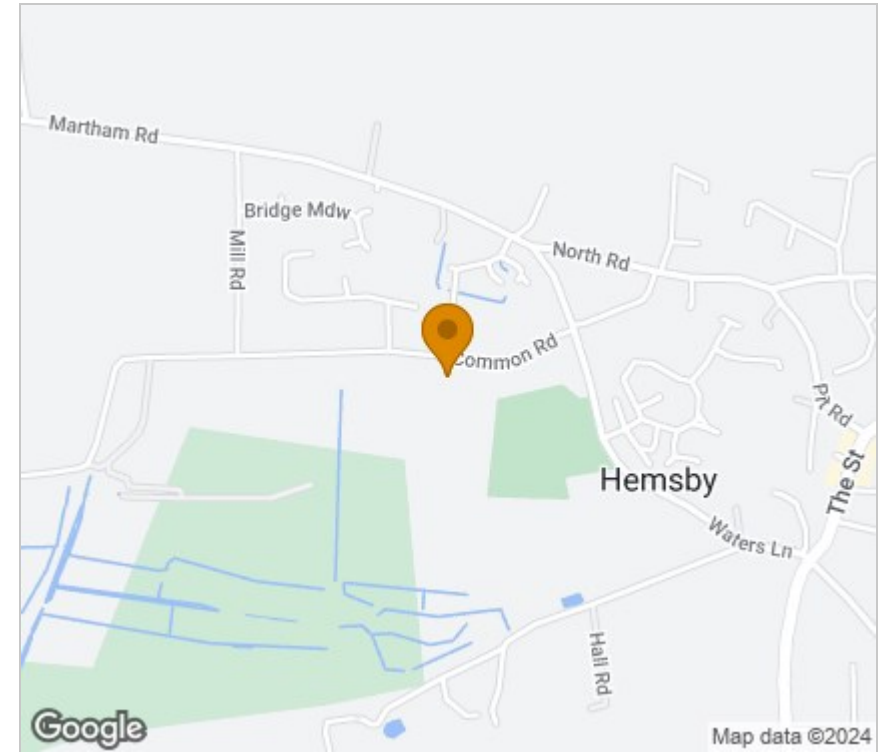




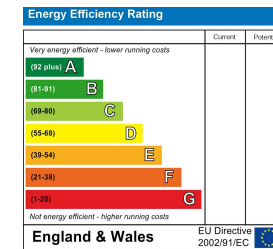
## Floor Plan



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

Registered in England Reg. No. 08945751 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA