

**Aldreds**  
Estate Agents



34 Mill Road

Hemsby, Great Yarmouth, NR29 4ND

Price Guide £340,000-£350,000





## 34 Mill Road

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\*GUIDE PRICE £340,000-£350,000\* Aldreds are pleased to offer this deceptively spacious, extended detached residence on a generous plot in this sought after non estate location on the outskirts of the village. The property would make an ideal family home with flexible accommodation comprising of an entrance hall serving the I-shaped living room, kitchen, dining/sitting room and utility room. On the first floor a landing leads to four bedrooms and a modern bathroom. Outside there is a secluded south westerly facing front garden with long driveway, garage and space for a caravan/motor home. At the rear is a further established private garden. The property also benefits from double glazed windows, oil central heating and is offered chain free.

### Entrance Hall

Part double glazed pvc entrance door, double glazed window to front aspect, stairs to first floor, door to:

### L-Shaped Living Room

16'10" maximum x 17'3" narrowing to 11'1" (5.15 maximum x 5.26 narrowing to 3.38)

Including the central chimney breast, three radiators, two double glazed windows to front aspect, double glazed French doors to rear, tv point, door to:

### Kitchen

8'9" x 8'6" (2.69 x 2.61)

Extensively fitted with a range of cream finish wall and matching base units with wood effect work surfaces over, one and a half bowl ceramic sink with mixer taps, part tiled walls, tiled flooring, under stairs cupboard, electric cooker point, double glazed window to rear aspect, door to

### Dining/Sitting Room

17'8" x 11'1" maximum (5.41 x 3.40 maximum)

Including the entrance lobby to the front of the property with a part double glazed pvc entrance door, radiator, double glazed windows to front and side aspects, door to:

### Utility Room

11'3" x 4'9" (3.44 x 1.46)

Worcester oil fired coiler, two double glazed windows to rear, space and plumbing for a washing machine, part double glazed door to rear. This room formerly housed a toilet and could easily be adapted to a cloakroom and utility combined.

### First Floor Landing

Built in airing cupboard housing the hot water cylinder, access to the loft space, doors leading off to:

### Bedroom 1

11'8" x 11'1" (3.57 x 3.39)

Double glazed window to rear aspect, radiator, tv point, double glazed French doors to front aspect leading on to a full width balcony facing a south westerly direction.

### Bedroom 2

8'9" x 8'0" (2.69 x 2.44)

Double glazed window to front aspect, radiator.

### Bedroom 3

8'6" maximum x 8'2" maximum (2.61 maximum x 2.50 maximum)

Plus wardrobe cupboard, double glazed window to rear aspect, radiator.

### Bedroom 4

8'2" x 7'10" (2.50 x 2.40)

Double glazed window to front aspect, radiator.







### Bathroom

8'7" x 5'5" (2.64 x 1.66)

Curved panelled bath with mixer tap and mains fed shower fitting over, low level wc, vanity unit with inset wash basin, tiled walls, radiator, two frosted double glazed windows to rear aspect.

### Outside

To the front of the property a gated access leads to a long driveway providing off street parking and access beyond to the garage with electric door, power and lighting and personal door in to the rear garden. Immediately in front of the house is a secluded private front garden which is laid to lawn with high conifer screening. There is a removable fence panel providing additional access to store a caravan/motor home within the front garden. At the rear is a private garden which is laid to lawn with paved patio area and established borders.

### 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.

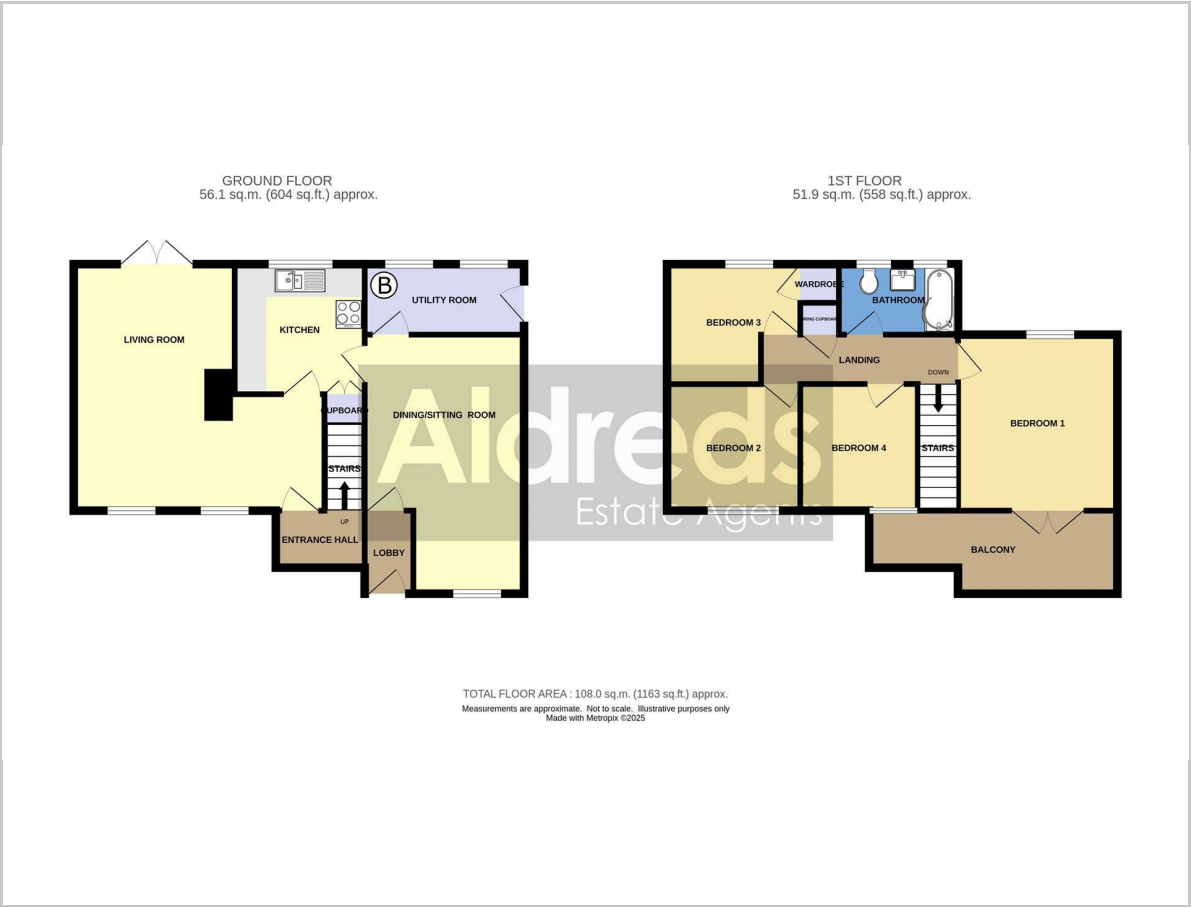
### Directions

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 Hemsby, turning left into Yarmouth Road, at the crossroads with The Street, continue straight over into Waters Lane and continue to the far end of the village taking the last turning on the right hand side in to Mill Road.

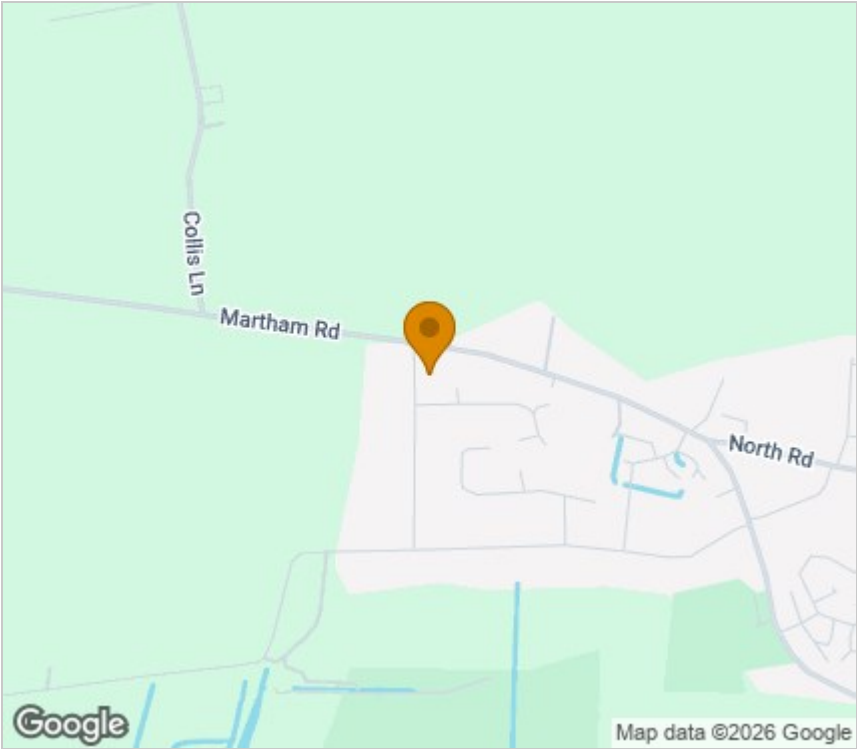
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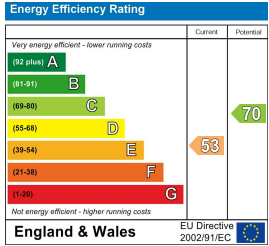
Floor Plan



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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