



The Orchard St Thomas Road

Hemsby NR29 4JE

£175,000



# The Orchard St Thomas Road

, Hemsby, NR29 4JE

Aldreds are pleased to offer this superbly presented luxury FREEHOLD park home on a generous plot in a tucked away location within this popular coastal village. The property has been designed to be energy efficient with additional external insulation helping to provide a comfortable well equipped living space that would make an ideal retirement or holiday home. The accommodation comprises of a side entrance porch/utility, inner hall, living room, quality fitted kitchen/dining room, garden room with thermal roof, three bedrooms, en-suite shower and dressing room to main bedroom, additional shower room. Outside the gardens have been designed for privacy with a raised decked terrace and additional lower level low maintenance sun trap gardens with well stocked borders. There are two allocated parking spaces and an additional driveway providing parking and access to the garage. The property also benefits from LPG heating and double glazed windows. An early viewing is recommended.

## Side Entrance/Utility

9'3" x 5'8" (2.83 x 1.74)

Fitted wall units with worksurface below and space and plumbing for a washing machine and tumble dryer, built in cloaks storage cupboard, double glazed window and part double glazed pvc entrance door, additional door to:

## Inner Hallway

Built in storage cupboard, radiator, wood effect laminate flooring, doors leading off to:

## Living Room

18'2" x 9'10" (5.55 x 3.00)

Spacious main reception room with double aspect double glazed windows to front and side aspects, fireplace with electric fire, radiator, tv point, fitted carpet, door to:

## Kitchen/Dining Room

16'6" x 9'3" (5.03 x 2.82)

Kitchen area with coloured finish wall and matching base units with work surfaces over, one and a half bowl single drainer sink unit, space and plumbing for a dishwasher, recess with LPG oven and extractor hood over, wood effect laminate flooring, built in storage cupboard, part tiled walls, radiator, cupboard housing the LPG boiler, double aspect double glazed windows, door to:

## Garden Room

9'8" x 8'10" (2.95 x 2.70)

Triple aspect double glazed windows and door leading on to the raised terrace, thermal warm roof, power and lighting, radiator.

## Bedroom 1

9'5" x 8'1" (2.89 x 2.47)

Double glazed window to rear aspect, wall mount tv point, radiator, fitted carpet, door to:

## Walk In Dressing Room

5'6" x 4'2" (1.69 x 1.29)

Fitted storage space.

## En-Suite Shower Room

5'6" x 5'0" (1.69 x 1.53)

Corner shower cubicle with mains fed shower fitting, aqua panelled walls, corner vanity unit with wash basin, low level wc, radiator, extractor fan, frosted double glazed window to side aspect.

## Bedroom 2

9'6" x 8'2" (2.90 x 2.49)

Including fitted bedroom furniture, radiator, double glazed window to front aspect, fitted carpet.





**Bedroom 3/Study**  
9'3" x 4'10" (2.84 x 1.49)

Including a wardrobe cupboard, double glazed window to rear aspect, radiator, fitted carpet.

**Shower Room**  
6'5" x 5'6" (1.96 x 1.68)

Corner shower cubicle with electric shower, vanity unit with inset wash basin, low level wc, extractor fan, aqua panelled walls, radiator, frosted double glazed window to front aspect.

**Outside**

The property sits on a generous private plot where the outside space has been designed for privacy and to provide a low maintenance space to enjoy the all day sunshine via the wrap around gardens. To the front there is a tucked away seating area and entrance to the property. To the rear a further low maintenance garden for relaxing in with a raised timber decked terrace facing a south/westerly direction. Hard standing for a hot tub, On the far side of the property a gated access leads to a long shingle driveway for parking and beyond to the concrete sectional garage with power and lighting. Outside of the boundary fence there are two additional car parking spaces owned by the property.

**Tenure**

Freehold

**Services**

Mains water, electric and drainage.

**Council Tax**

Great Yarmouth Borough Council - Band 'A'

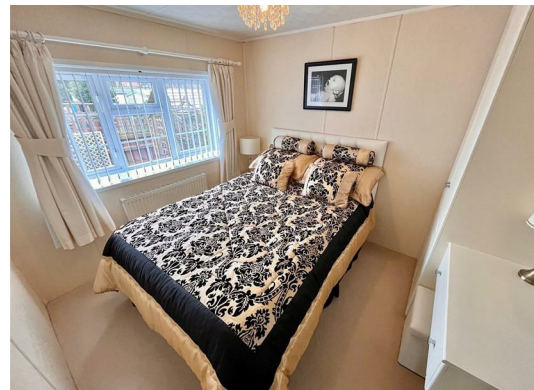
**Location**

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.

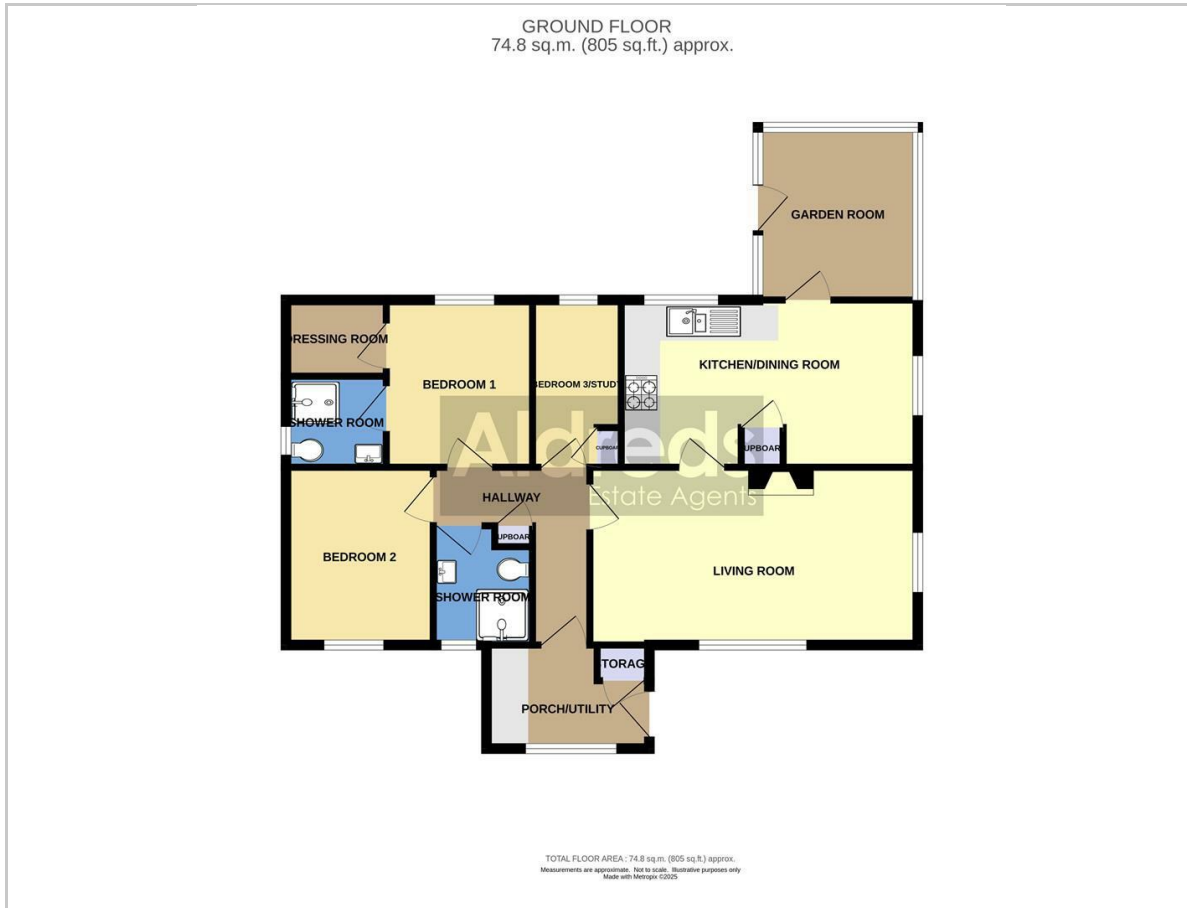
**Directions**

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, continue into Kingsway, at the mini roundabout turn right and proceed along Beach Road, just before the road bears round to the right take the right-hand turning into St Thomas's Road, where the property can be found on the right hand side towards the bottom accessed by wooden gates in to the front parking area.

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## Floor Plan



## Viewing

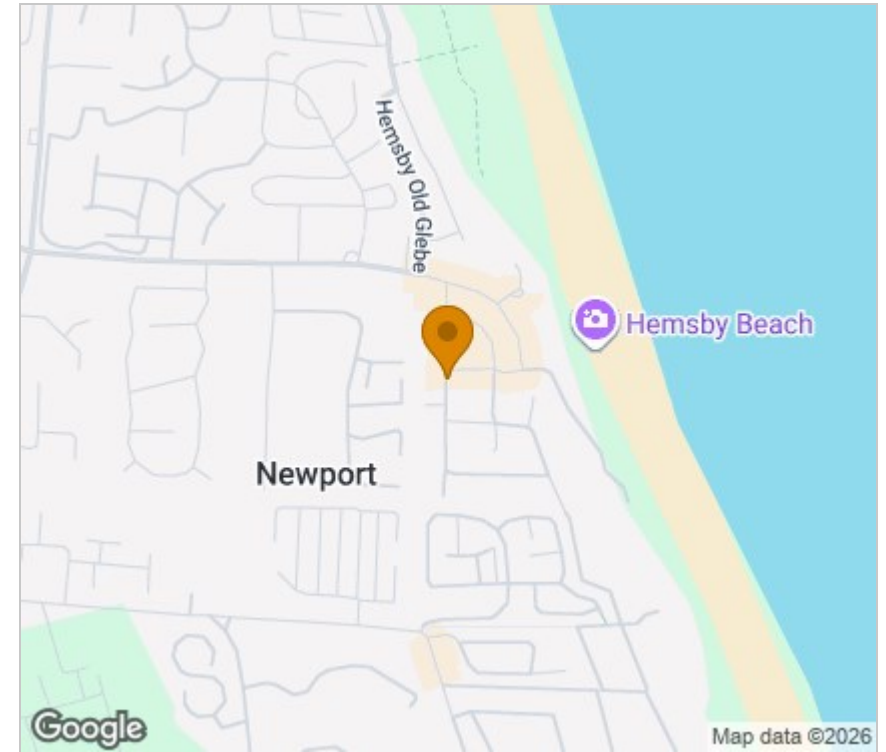
Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

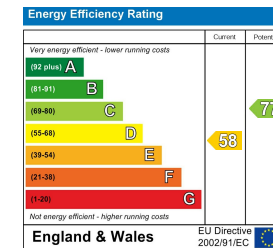
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## Area Map



## Energy Efficiency Graph



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