

Aldreds
Estate Agents

63 Common Road

Hemsby, Great Yarmouth, NR29 4NA

£250,000

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Aldreds are pleased to offer this extended and deceptively spacious semi detached family house in a sought after location with a generous southerly facing rear garden backing on to farmland. This attractive property offers a blend of modern living and retained original features with accommodation comprising of an entrance hall, open plan kitchen/dining/living room, side porch, separate sitting/garden room, rear lobby and ground floor modern bathroom. On the first floor a landing serves three separate bedrooms. Outside there is forecourt parking and a generous established rear garden with a useful workshop/summerhouse that could be further adapted. The property also benefits from double glazed windows, oil central heating, new fitted carpets and is offered chain free. An early viewing is recommended.

Entrance Hall
Part double glazed pvc entrance door, stairs to first floor, radiator, fitted carpet, door to:

Open Plan Kitchen/Dining/Living Room
20'2" x 16'4" narrowing to 12'7" (6.15 x 5.00 narrowing to 3.86)
Including the two chimney breasts and adjacent built in storage cupboards, wood effect LVT flooring, spot lights, two radiators, television point, quality fitted kitchen with wood grain finish wall and matching base units with Corian work surfaces over and fitted breakfast bar divider with inset four ring ceramic hob, built in electric oven, part tiled walls, window to rear, space and plumbing for a washing machine, under stairs cupboard, door to sitting room and access to:

Side Entrance Porch
Sky light, part glazed wood panelled door to front, tiled flooring.

Sitting/Garden Room
20'6" x 11'1" narrowing to 6'9" (6.26 x 3.39 narrowing to 2.08)
Superb extension to the main house with a vaulted ceiling with double glazed Velux skylights and double glazed French doors to rear, radiator, wood effect LVT flooring, recess to a cupboard housing the oil fired boiler, door to:

Bathroom
7'4" x 6'0" (2.26 x 1.84)
White suite comprising panelled bath with shower mixer tap, low level wc, vanity unit with inset wash basin, mainly tiled walls, chrome towel rail/radiator, frosted double glazed window to side aspect, extractor fan.

First Floor Landing
Double glazed window to side aspect, access to the loft space, new fitted carpet, doors leading off to:

Bedroom 1
17'1" maximum narrowing to 13'11" x 9'7" (5.21 maximum narrowing to 4.26 x 2.93)
Including the chimney breast with original cast iron fireplace, radiator, double glazed window to front aspect, new fitted carpet.















Bedroom 2

10'2" x 9'8" (3.10 x 2.97)

Including a fitted storage cupboard and chimney breast with an original cast iron fireplace, radiator, double glazed window to rear aspect, new fitted carpet.

Bedroom 3

6'11" x 6'11" (2.11 x 2.11)

Double glazed window to rear aspect, radiator, new fitted carpet.

Outside

To the front of the property is a shingled forecourt providing parking with a pathway leading to the entrance and side porch. A gate leads in to the rear garden which is of a very good size a faces a southerly direction. Immediately to the rear is a paved terrace beyond which the garden is very well established with lawn and side borders. At the bottom of the garden is a large summerhouse/workshop with a central chimney breast with inset wood burner split in to two rooms 6.46m x 2.82m with electric supply. This space could easily be adapted and used as an office or further accommodation if required.

Tenure

Freehold

Services

Mains water, electric and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'B'

Location

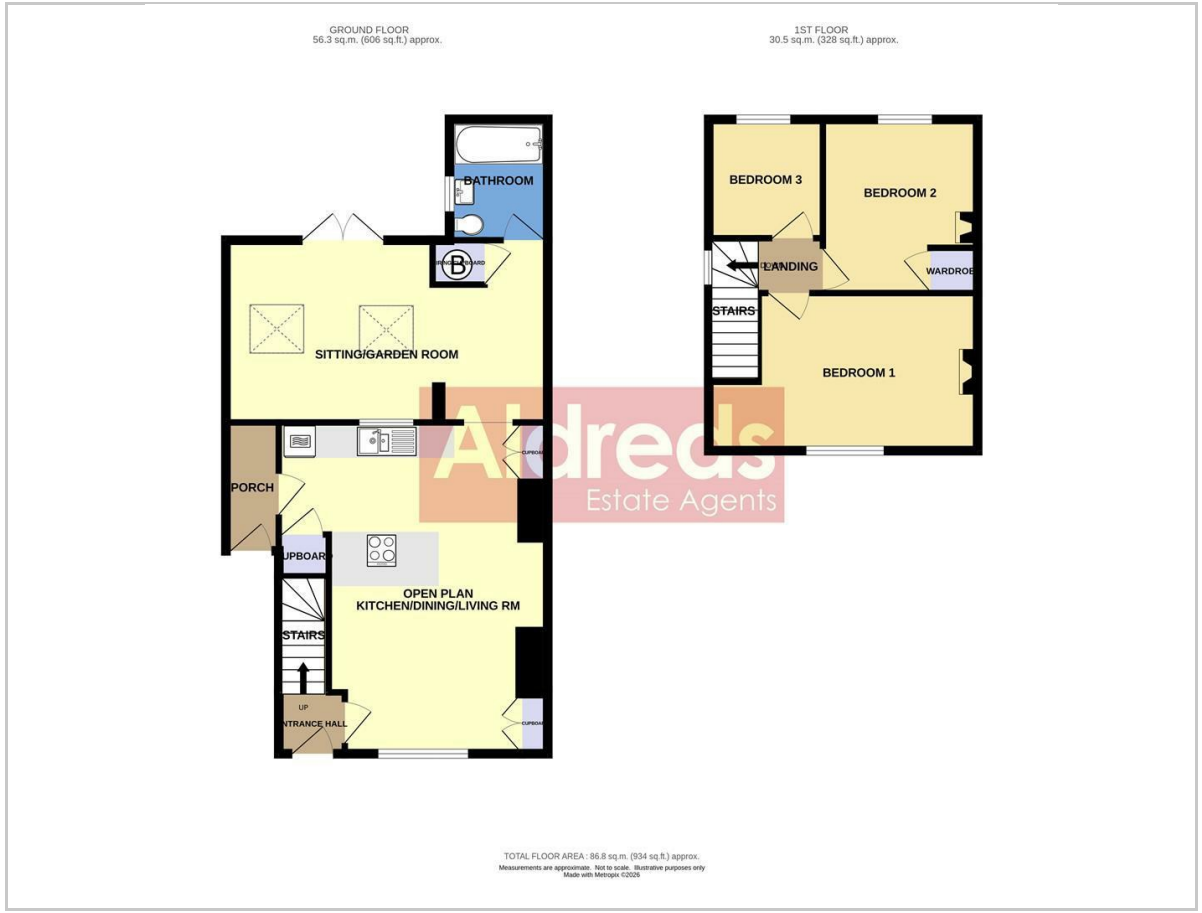
Hemsby is a coastal village approximately 7 miles north of Great Yarmouth * There is a variety of shops * Post Office * Medical centre * First school with older children attending the Middle and High schools in Martham * a school bus service link the coastal village with Great Yarmouth.

Directions

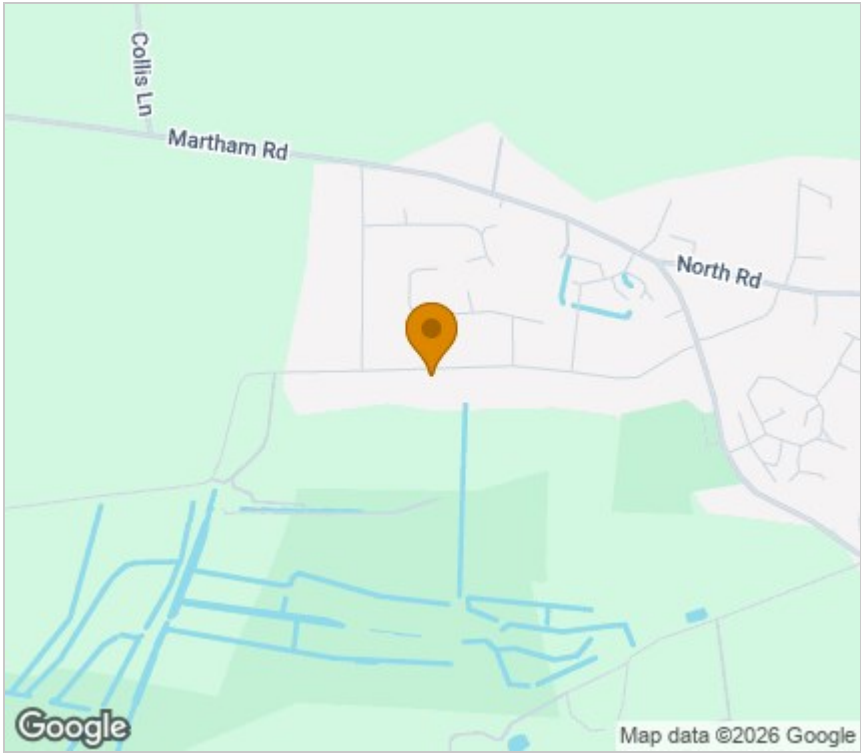
On arriving in the village of Hemsby from Great Yarmouth, turn left into Yarmouth Road, continue to the crossroads with The Street, continue straight ahead into Waters Lane, turn left into Common Road, continue past Springfield Road where the property can be found part way down on the left hand side.

Ref: Y12855/09/26/CF

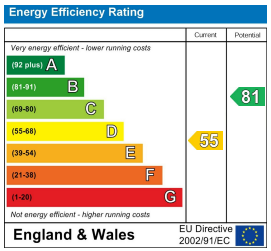
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

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

Disclaimer
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