

**Aldreds**  
Estate Agents



6 Common Road

Hemsby, Great Yarmouth, NR29 4LT

PRICE GUIDE £325,000-£335,000





## 6 Common Road

\*GUIDE PRICE £325,000-£335,000\* Aldreds are pleased to offer this spacious detached bungalow which sits on a generous plot in this non estate sought after location on the outskirts of the village over a mile from the sea. The property is approached via a sweeping driveway and offers ideal family or retirement accommodation comprising of a central hallway serving the living room, quality kitchen/dining room, utility room, three good size bedrooms, modern bathroom. Outside there are wrap around gardens with a sun trap rear garden with a bar/summerhouse providing an ideal entertaining space, large driveway and garage/workshop. The property also benefits from double glazed windows, solar panels, oil central heating and a car charging point. An early viewing is strongly recommended.

### Entrance Hall

Part double glazed pvc entrance door, solid wood flooring, access to the loft space, deep built in cloaks cupboard, air circulatory system, radiator, doors leading off to:

### Living Room

16'8" x 11'11" (5.09 x 3.65)

Including the chimney breast with fireplace recess and inset coal effect electric fire, adjacent built in alcove cupboard, double aspect double glazed windows, wall mount tv point, two radiators, solid wood flooring.

### Kitchen/Dining Room

16'6" x 9'10" minimum (5.04 x 3.02 minimum)

Extensively fitted with a range of quality grey wood grain finish wall and matching base units with wood grain finish worktops over, built in electric double oven, four ring ceramic hob and extractor fan over, herringbone tiling to walls and tiled flooring, low level kick space LED lighting and under surface lighting, inset cast sink, recessed spot lights, double glazed window and door to rear aspect, seating area for a table and chairs, radiator, open access to:

### Utility Room

9'11" x 8'11" (3.03 x 2.73)

Fitted matching grey wood grain finish wall and base units with wood effect work surface over, herringbone tiling to walls, inset stainless steel sink with mixer taps, space and plumbing for a dishwasher and washing machine, oil fired boiler, double aspect double glazed windows and door, tiled flooring, radiator, recessed spot lights.

### Bedroom 1

11'11" x 11'10", (3.64 x 3.63, )

Double glazed window to front aspect, radiator, two modern hanging lights and recessed spot lights, wall mount tv point, fitted carpet.

### Bedroom 2

11'11" x 10'5" (3.65 x 3.19)

Double glazed window to side aspect, radiator, wall mount tv point, fitted carpet.







### Bedroom 3

10'4" x 7'4" (3.16 x 2.25 )

Plus a built in wardrobe cupboard, wood effect flooring, wall mount tv point, radiator, double glazed window to side aspect.

### Bathroom

Panelled bath with shower mixer tap, low level wc, pedestal wash basin, recess with a tiled shower cubicle and mains fed shower fitting, extractor fan, tiled flooring, recessed spot lights, chrome towel rail/radiator, frosted double glazed window to rear aspect.

### Outside

To the front of the property a gated access leads to a sweeping shingled driveway providing ample parking and access to the garage/workshop with up and over door, power and lighting, adjacent electric car charging point. The remainder of the front garden is lawned with gated access points to either side where there is a shed. At the rear is an enclosed garden with timber decked sun terrace flanked by lawn and with a summerhouse/bar which provides a superb overspill entertaining area from the terrace.

### 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. 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 Scrabby 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 right hand side marked by our 'For Sale' board.

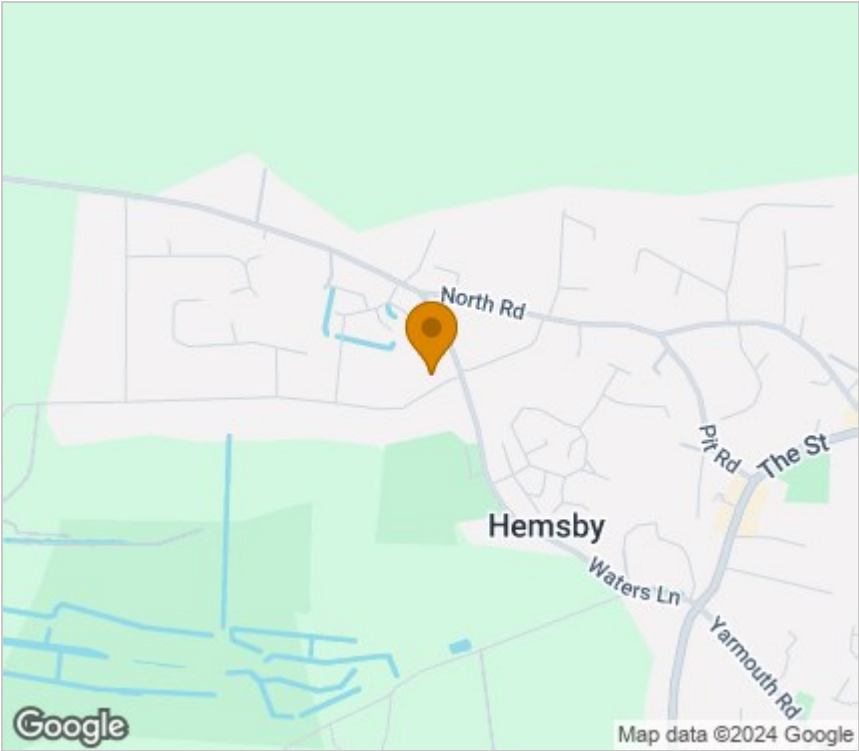
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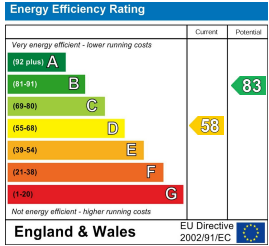
Floor Plan



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.

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