



1A Beechwood Road

Hemsby, Great Yarmouth, NR29 4LP

Guide Price £325,000 - £350,000



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Guide Price £325,000-£350,000. Located in land overlooking fields\* Aldreds are pleased to offer this individually designed, 2008 built detached bungalow in a quiet cul de sac location backing on to open farmland. The property has been built to be energy efficient and offers a comfortable modern living space comprising of a central entrance hall serving a living room, quality recently fitted gloss kitchen with built in appliances and underfloor heating, master bedroom with en-suite shower room, two further bedrooms and family bathroom. Outside there is a full width driveway for parking and a westerly facing landscaped private rear garden with a cabin/summerhouse and storage sheds. The property also benefits from double glazed windows and oil central heating. View early to avoid disappointment.

## Entrance Hall

Central hallway with part double glazed pvc entrance door, wood effect laminate flooring, access to the insulated loft space with pull down ladder and lighting, radiator, doors leading off to:

## Living Room

17'4" x 11'3" (5.29 x 3.43)

Double aspect room with double glazed window to side and double French doors on to the rear garden providing views beyond over farmland, wood effect laminate flooring, tv point, radiator.

## Kitchen

12'0" x 10'0" (3.67 x 3.06)

Superb newly fitted quality gloss grey finish kitchen with wall and matching base units with solid wood work surfaces over and matching upstands, one and a half bowl granite effect cast sink with mixer tap, built in double oven, four ring ceramic induction hob with black glass splashback and extractor over, under floor heating, built in washing machine and dishwasher, wood grain finish herringbone flooring, recessed spot lights, under surface lighting, double glazed window and part double glazed pvc door to rear overlooking farmland.

## Bedroom 1

13'0" x 10'7" (3.97 x 3.24)

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

## En-Suite Shower Room

10'7" x 2'10" (3.24 x 0.88)

Shower cubicle with aqua panels and mains fed shower fitting, low level wc, pedestal wash basin, chrome towel rail/radiator, extractor fan, frosted double glazed window to side aspect.

## Bedroom 2

10'8" x 8'8" (3.26 x 2.66)

Double glazed window to front aspect, radiator, wall mount tv point, wood effect laminate flooring.

## Bedroom 3

8'9" x 8'8" (2.68 x 2.66)

Double glazed window to side aspect, radiator, wood effect laminate flooring.





#### Family Bathroom

8'8" x 6'5" (2.65 x 1.96)

Including a built in airing cupboard with radiator, white suite comprising panelled bath with mains fed shower fitting over, pedestal wash basin, low level wc, part tiled walls, tile effect laminate flooring, radiator, frosted double glazed window to side aspect, extractor fan.

#### Outside

To the front of the property is a full width block paved garden/parking for several vehicles. A gated side access with paved pathway leads to the rear garden. Immediately to the rear of the bungalow is an area of sun trap patio beyond which is a lawned garden with low trellis style fencing at the bottom providing views beyond over farmland with a west facing aspect. Within the rear garden is a spacious summerhouse/cabin with individual electric supply/fuse box with power points and lighting 3.5m x 2.5m. There is also an additional useful storage shed/workshop and attached on the northern side of the bungalow is a shed/utility with power connected and gated access to the front.

#### 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 the coastal village with Great Yarmouth.

#### Directions

On arriving in the village of Hemsby from Great Yarmouth, take the first left hand turn into Yarmouth Road, continue towards the crossroads with The Street, continue straight ahead into Waters Lane, continue past the recreation grounds on the left hand side, turn right into North Road, continue a short way along where the first turning on the left is Beechwood Road.

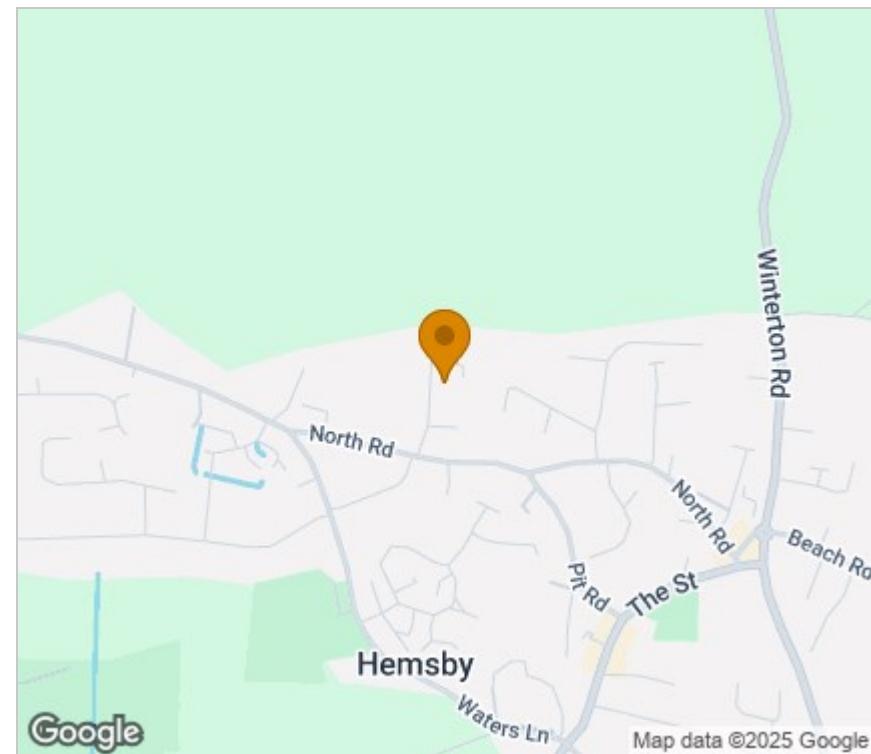
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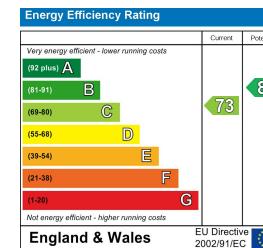
## Floor Plan



## 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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