



417 The Glebe

Hemsby, Great Yarmouth, NR29 4JA

£250,000



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A rare opportunity to acquire a non standard construction detached bungalow providing spectacular rear views over Hemsby Valley and sea. Situated to the north end of Hemsby and towards Winterton. This property would make a fantastic residence or holiday home. The property offers spacious accommodation with an entrance hall leading through to a stunning lounge/diner/kitchen with bi folding doors on to the garden, two bedrooms and a spacious shower room. The property has double glazed windows and electric heating. The plot is of a generous size with lawned and decked gardens at the rear taking advantage of the delightful views and ample parking to the front.

Entrance Hall

9'4" x 9'2" (2.87 x 2.8)

Entrance French doors

Bedroom 1

9'1" x 8'11" (2.77 x 2.74)

Double glazed window to front aspect, electric heater.

Bedroom 2

8'8" x 8'8" (2.66 x 2.66)

Double glazed window to front aspect, double glazed window to side aspect, electric heater.

Lounge/Diner/Kitchen

29'2" x 9'6" (8.9 x 2.91)

Double glazed bi folding doors to rear, Sea views, two double glazed windows to rear aspect, base & wall units with worktops, electric hob, electric oven, plumbing for washing machine, plumbing for dishwasher, sink, woodburner.

Shower Room

9'2" x 9'2" (2.8 x 2.8)

Shower in cubicle, hand basin, low level WC, opaque double glazed window to front aspect, opaque double glazed window to rear aspect.

Outside

To the front there is a large driveway with ample parking and turning room. To the rear there is a stunning garden elevated above Hemsby Valley with views of the North Sea beyond. The garden is laid to lawn with a large decking area ideal for relaxing or entertaining.

Tenure

Leasehold. Annual renewable lease with a ground rent and service charge of £1750 payable to the Geoffrey Watling Trust fund via the managing agents Brown & Co.

Services

Mains water, electricity. Septic tank.





Council Tax

Band A

EPC

G Rating - 13

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. Kings Way this is also the main location for buses into Great Yarmouth and Martham.

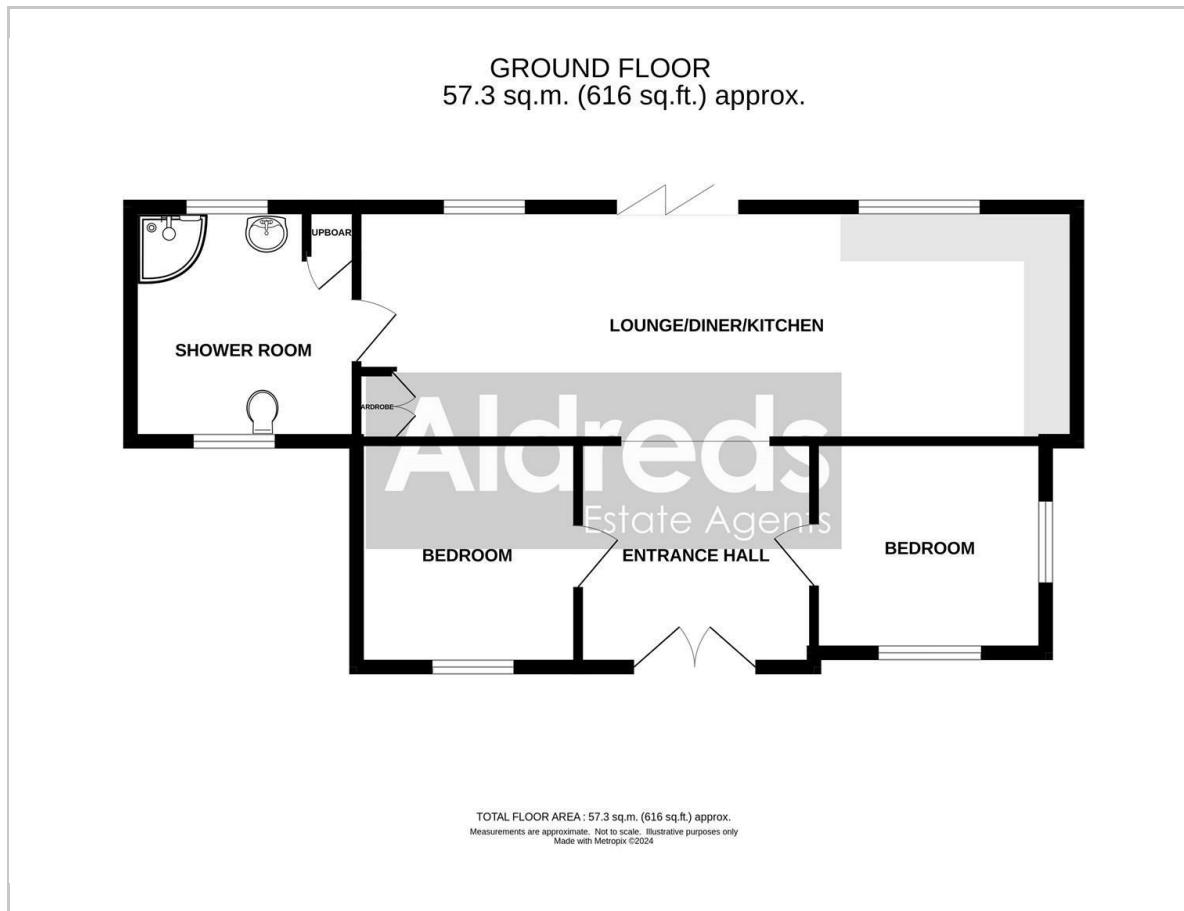
Directions

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 over the mini roundabout into Kingsway, at the next mini roundabout turn right into Beach Road, continue towards the end, turn left into The Glebe Estate, after a short distance bear right, at the junction turn left, where the property can be found part way down on the right.

Ref : Y12109/05/24



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.

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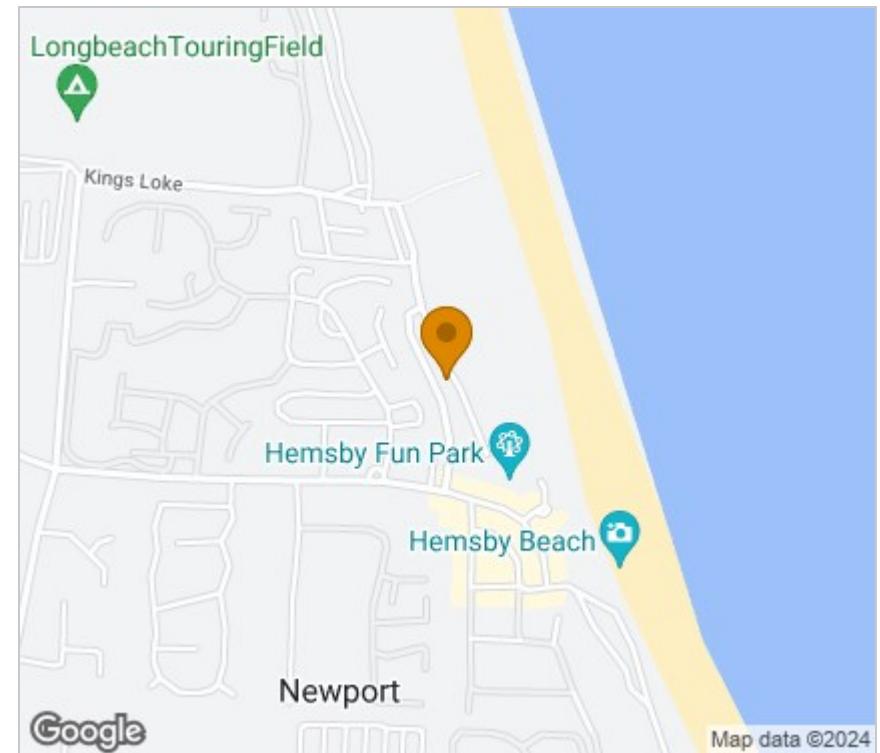
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Area Map



Energy Efficiency Graph

