

**Aldreds**  
Estate Agents



11 Marsh Road

Hemsby, Great Yarmouth, NR29 4GD

Offers Over £165,000



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## 11 Marsh Road

Hemsby, Great Yarmouth, NR29 4GD

Aldreds are pleased to offer this immaculately presented, 2020 constructed first floor apartment built by well respected builders Norfolk Homes. The property offers a modern layout of accommodation comprising of a common entrance hall, entrance hall, living room, kitchen with built in appliances, double bedroom with fitted wardrobes and a bathroom. Below the apartment is an integral garage with a personal door leading in to the southerly facing rear garden. The property would make an ideal first home purchase with the added benefit of oil central heating and triple glazed windows making it economical to run. An early viewing is recommended.

### Common Entrance Hall

Shared access via a part double glazed composite entrance door, internal composite door to:

### Entrance Hall

Wood effect laminate flooring, deep built in airing cupboard housing the pressurised hot water cylinder, velux double glazed skylight, radiator, doors leading off to:

### Living Room

19'0" x 10'10" (5.80 x 3.31)

Double glazed French doors on to a Juliet balcony, two velux double glazed sky lights, two radiators, wall mount tv point, wood effect laminate flooring, open access to:

### Kitchen

8'7" x 8'7" (2.64 x 2.63)

Fitted kitchen with grey shaker style wall and matching base units with light grey work surfaces over, recesses with washing machine and dishwasher, single drainer cast sink with mixer taps, part tiled walls, velux double glazed sky light, built in electric oven, four ring ceramic hob and extractor hood, recess with space for a fridge/freezer, wood effect laminate flooring.

### Bedroom

9'6" x 8'11" (2.91 x 2.73)

Plus built in wardrobes with sliding mirrored doors, tv point, double glazed window to front aspect, radiator, fitted carpet.

### Bathroom

8'8" x 5'4" (2.65 x 1.65)

White suite comprising panelled bath with shower mixer attachment, low level wc, vanity unit with surface mounted wash basin over, part tiled walls, vinyl flooring, extractor fan, chrome towel rail/radiator, loft access.





### Outside

To the front of the property there is a car parking space and an additional driveway parking space leading to the integral garage with up and over door, power and lighting, also housing the oil boiler with a personal door in to the rear garden. The rear garden is enclosed by timber panelled fencing with a gate to a side pedestrian passageway.

### Tenure

Freehold - with a 999 year lease arrangement for the garage block beneath the apartments.

### Services

Mains water, electric and drainage.

### Council Tax

Great Yarmouth Borough Council - Band 'A'

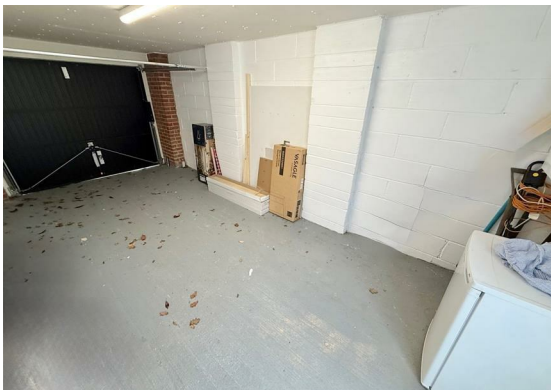
### Location

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. Kingway is an area of the village which includes a SPAR shop, hairdressers and Chinese restaurant. This is also the main location for buses into Great Yarmouth and Martham. The tourist-based part of the village lies along Beach Road and is commonly known as Hemsby Beach.

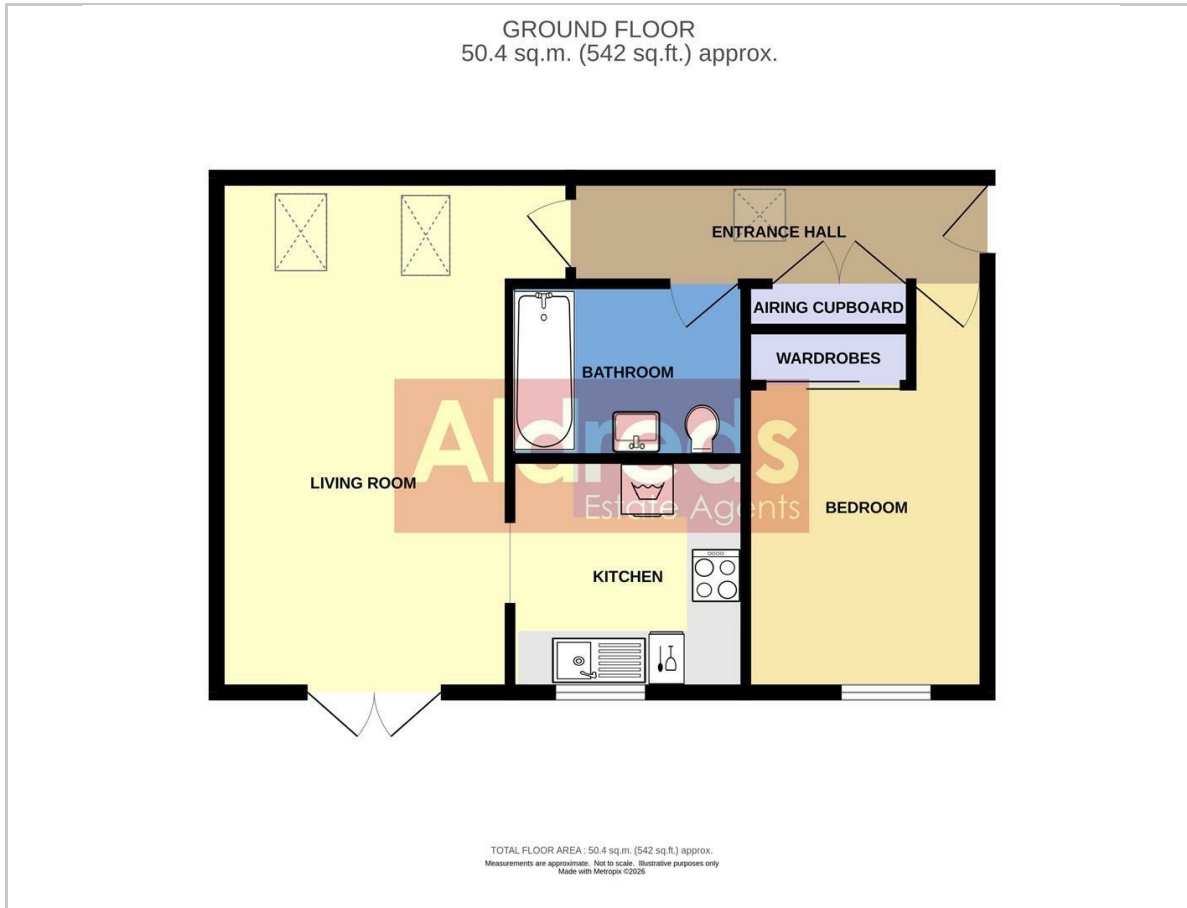
### Directions

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 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, continue as the road bears round to the left into Martham Road and turn first left on to Marsh Road where the property can be found part way down on the left handside.

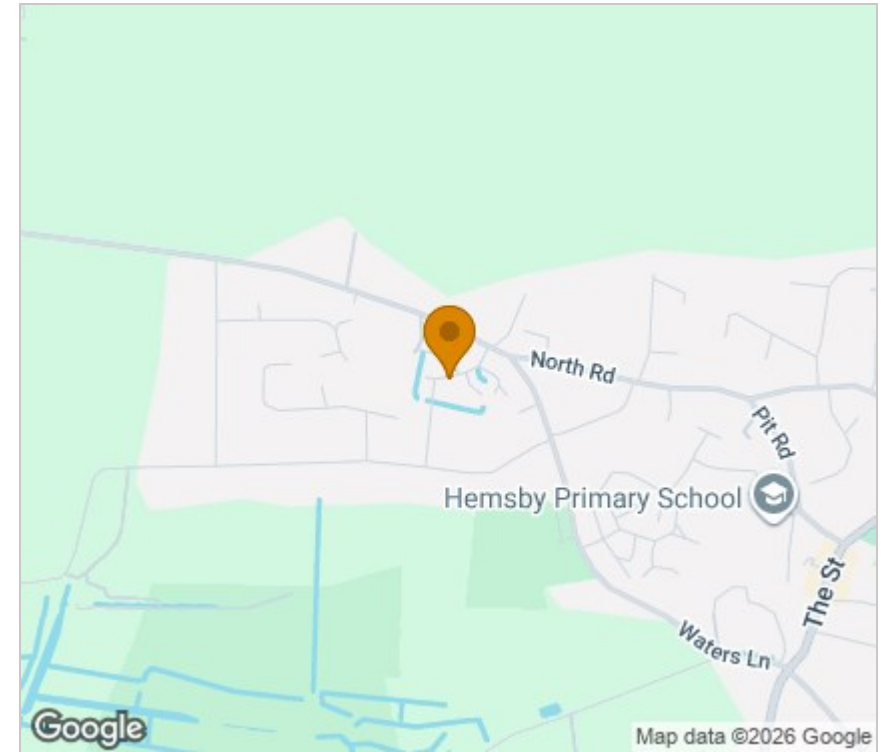
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## Floor Plan



## Area Map



## Viewing

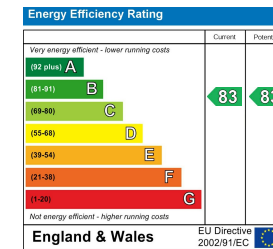
Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

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## Energy Efficiency Graph



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