



Kontiki. Old Glebe  
Hemsby, Great Yarmouth, NR29 4HS  
Offers Over £175,000



## Kontiki. Old Glebe

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Aldreds are pleased to offer this detached bungalow of non standard construction on a generous plot which is situated in a tucked away location close to local amenities. The property offers accommodation comprising of an entrance porch, central living room with feature fireplace, newly installed kitchen, utility area, three double bedrooms, snug/study area and modern refurbished shower room. Outside is a generous established garden with a south facing aspect where there is ample off street parking and an attached workshop/studio. The property has been well maintained and benefits from double glazed windows, electric heating and solar panels for cheaper running costs. The property would make an ideal retirement home or for holiday let purposes.

### Entrance Porch

Part double glazed composite entrance door, double glazed windows, wood panelled internal door to:

### Living Room

16'4" x 11'7" (5.00 x 3.55)

Plus recess with the cast iron wood burner, double glazed windows to front and rear, wood effect LVT flooring, tv point, electric heater, access off to:

### Kitchen

10'0" x 8'5" (3.07 x 2.57)

Recently re-fitted with a modern shaker style coloured finish kitchen with wall and matching base units with solid wood work surfaces over, white one and a half bowl ceramic sink with mixer taps, recess with range cooker with electric ovens and LPG hob, extractor hood over, wood effect flooring, double glazed French doors to rear, double glazed window, open access to:

### Utility Area

4'7" x 4'5" (1.40 x 1.37 )

Fitted base unit with solid wood work surface over and adjacent space and plumbing for a washing machine, double aspect double glazed windows, new stable door to rear.

### Snug/Study

8'7" x 7'0" (2.63 x 2.14)

Double glazed window to rear, wood effect laminate flooring, doors leading off to:

### Bedroom 1

17'10" x 8'8" (5.44 x 2.65)

Double glazed windows to front and rear aspects, built in wardrobe, electric panel heater, dressing room area.

### Bedroom 2

9'11" x 8'7" (3.04 x 2.62)

Double glazed window to front aspect.

### Bedroom 3

8'7" x 7'1" (2.64 x 2.18)

Double glazed window to front aspect, double casement doors.





### Shower Room

Aqua panelling to walls, shower cubicle with electric shower, pedestal wash basin, low level wc, chrome electric towel rail/radiator, frosted double glazed window to side aspect.

### Outside

The property is accessed via a shared private driveway which leads to the drive for the bungalow. In addition there is a further hardstanding parking area and beyond to the enclosed south facing garden. At the rear pf the property there is a further paved garden. On the eastern side of the property is a further yard and access to the non standard workshop/studio.

### Tenure

Leasehold - annual license renewable with an approximate Ground rent £1,060 per year payable to the Geoffery Watling Trust Fund.

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

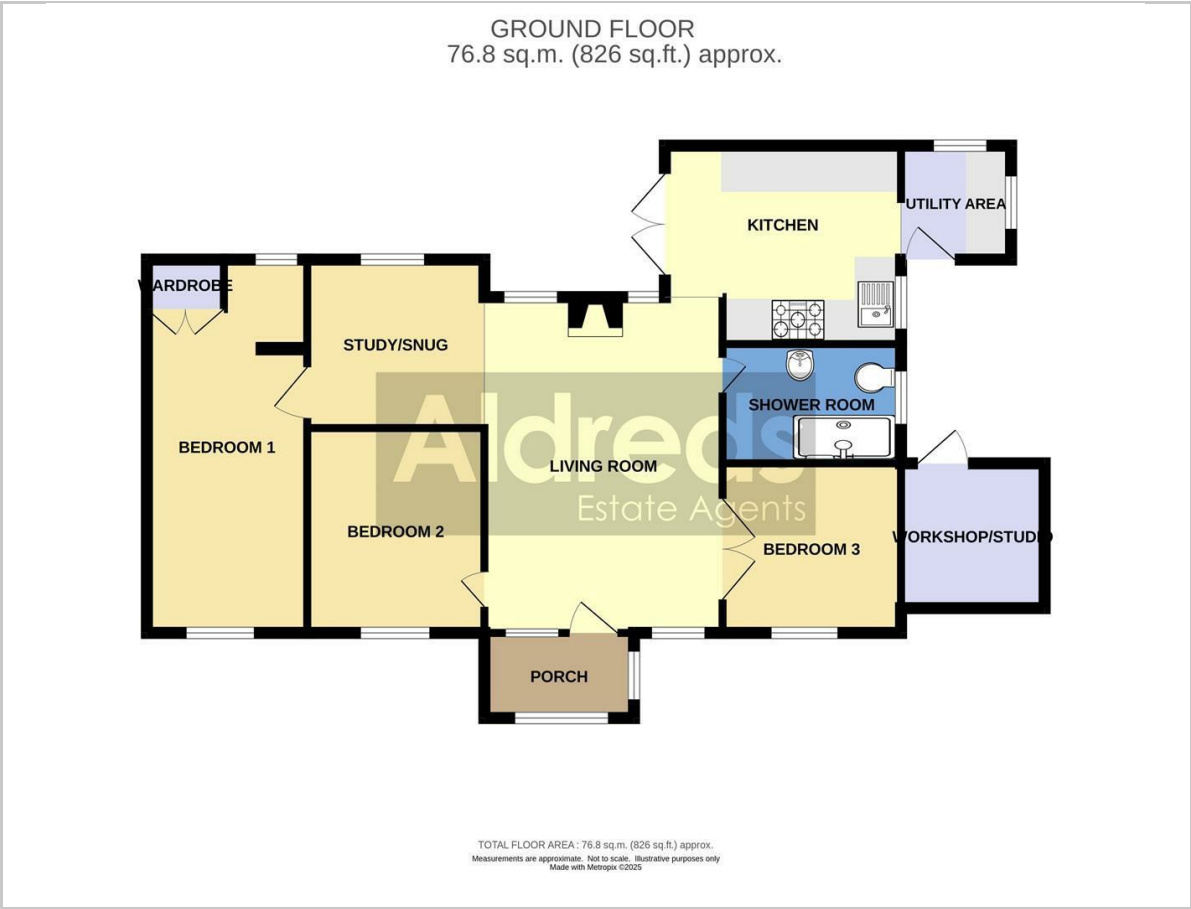
### Directions

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 just before The main Glebe estate and between the take away and gift shop, down a private road leading to the property which can be found at the bottom.

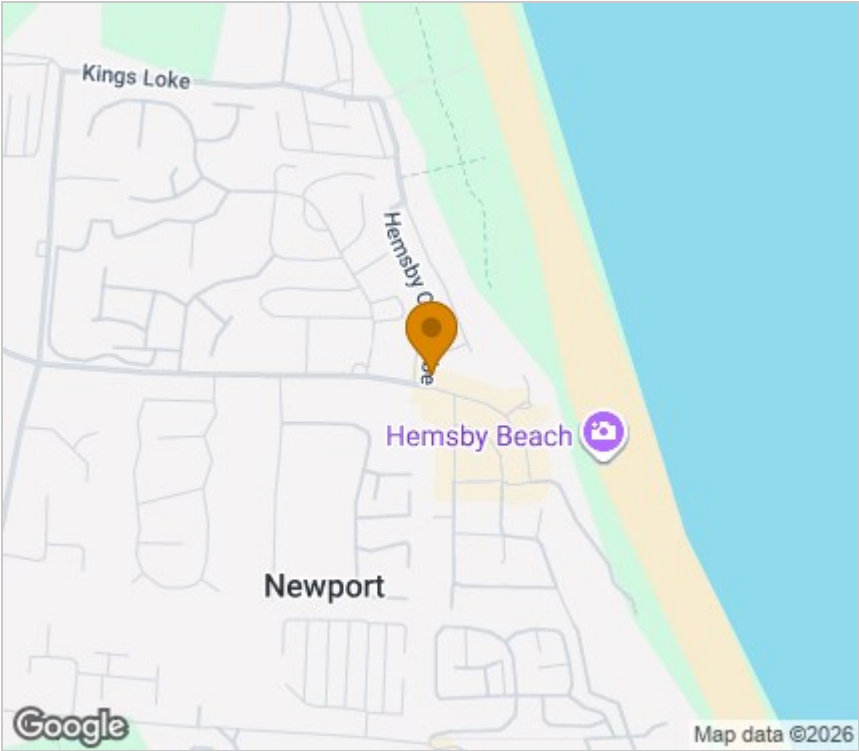
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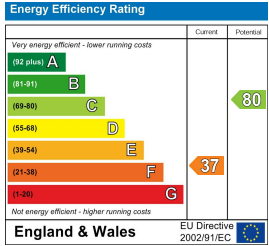
Floor Plan



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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