



The Beeches
1 Beechwood Road | Hemsby | Norfolk | NR29 4LP

SUNSET, SAND AND SEA



“If you’ve always wanted to live in a seaside village, but you also want peace and privacy throughout the summer months, this is the place for you! Backing onto open countryside, tucked away from the crowds, yet only a short stroll from a beautiful beach, this home enjoys a superb setting. Lovingly renovated by the current owners, it offers plenty of space across the bright and welcoming rooms, with good size gardens wrapping around.”



KEY FEATURES

- A Detached House in the Seaside Village of Hemsby, a Short Stroll from the Beach
- Five Bedrooms; Two Bathrooms
- Kitchen with Separate Utility and Ground Floor WC
- Three Reception Rooms and a Study
- Wrap Around Gardens and Large Patio with Superb Rural Views
- Double Garage and Carriage Driveway
- The Accommodation extends to 2,433sq.ft including the Garage
- Energy Rating: D

Wake up to see deer strolling through the field, walk your dog across open countryside, be amazed by the spectacular sunsets – you get all of this, as well as being able to walk to the beach, to see the seal colony just up the coast and having the supermarket, primary school, pub, sports' club and more a few minutes' walk from your front door.

Room For All

The owners of this enviable property were already living in the village and looking to upsize when they came across what is now their home. They loved the carriage driveway, with its ease of parking (handy when you often entertain and your children are old enough to have their own cars!), the countryside views and the size of the rooms. At the time, the property needed a little updating, so the owners decided to go through the whole house, top to bottom, and make it their own. The result is a place that's bright, spacious and welcoming, filled with light.

Sociable, Secluded And Scenic

If you ask the owners to name their favourite part of the house, they'll struggle to choose just one. Their master bedroom has the best views of all and they love waking up to watch the wildlife in the field, as well as being able to watch the farmer throughout the seasons and see the surrounding countryside change. The sitting room is another favourite; a beautifully airy and spacious room. The layout here has great flexibility, with four bedrooms on the first floor and one more on the ground floor, plus bath/shower rooms on both floors, so anyone with limited mobility doesn't have to go upstairs. The ground floor also has a useful study and a cosy snug looking out over the front garden. The main living space is clearly defined, with the sitting room, dining room and kitchen leading one onto the other, for a great flow.





KEY FEATURES

Beach And Broads, Village And Views

Outside, you have a pretty lawned front garden with the driveway circling around it. The rest of the lawn wraps around three sides of the house, with a sheltered patio tucked away to the west. As this house is on the corner, neither neighbour can see your garden, so it's totally private out here. The owners love to entertain, firing up the barbecue to enjoy summer parties with family and friends. The sunsets are phenomenal and you're perfectly placed out here to enjoy them. The location is a real asset. You adjoin open country and you're on the inland side of the village, so you're well away from holidaymakers, yet you can still walk to the beach and make the most of the leisure facilities that come with being a popular tourist spot. There's a strong year-round community here and the village amenities reflect that, with a doctor, dentist, sports pitches, hairdresser, groups and clubs, primary school and more, as well as the pubs, cafes and takeaways. Just up the coast is the seal colony at Winterton and Horsey, and the Norfolk Broads are just a few minutes away by car. When you need to venture further, both Norwich and Great Yarmouth have everything you could need.

























INFORMATION



On The Doorstep

Hemsby is a vibrant, village seaside resort, with a stunning sandy beach, located a few miles north of Great Yarmouth. The village has various shops and amenities to include a doctors' surgery, dentist, post office, butchers, hairdressers and pubs. There are various schools nearby, from a Primary school within Hemsby itself, to a Junior School and High School in the neighbouring villages. The Norfolk Broads is only a short drive away where you have at your disposal a vast array of water activities and nature trails.

How Far Is It To?

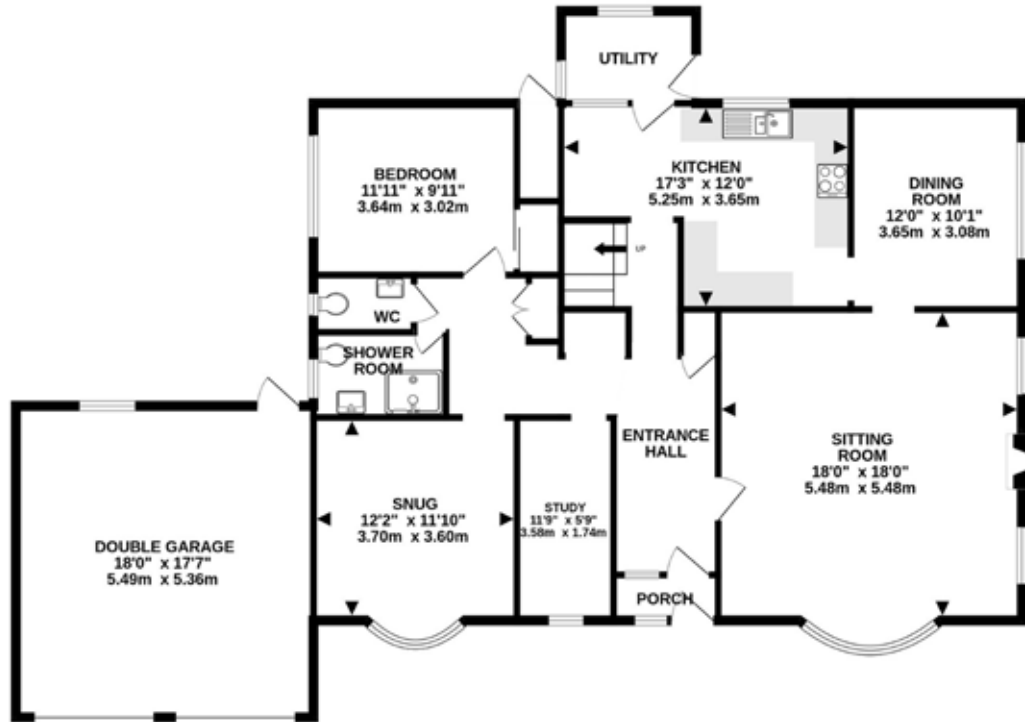
The traditional coastal town of Great Yarmouth, situated less than 8 miles away, offers typical coastal resort entertainment all year round, from paddling in the sea to amusement arcades. The city of Norwich is 20 miles to the west with its many attractions including an international airport, Chantry Place and Castle Quarter shopping malls, a main line rail link to London Liverpool Street and Cambridge. The Heritage Coast can be found south, further along the east coast with its pretty seaside villages of Southwold and Aldeburgh.

Directions

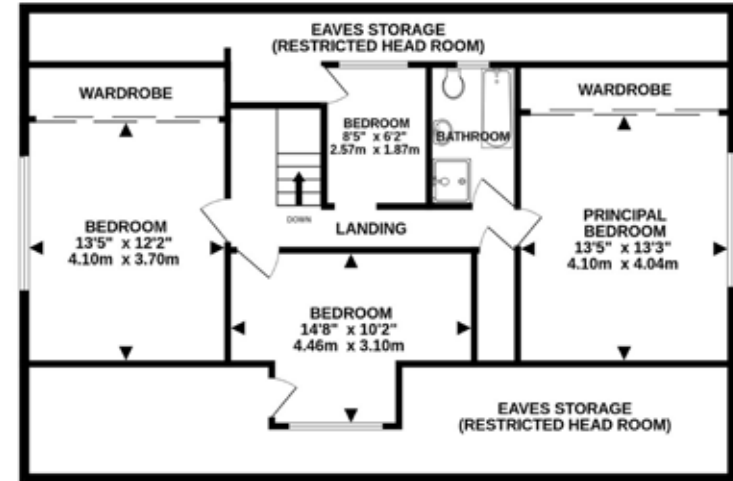
From Norwich take the A47 towards Great Yarmouth. Follow the signs to Great Yarmouth until you come to the Acle roundabout and take the second exit onto the A1064 to Caister on Sea. Take the left hand turn signposted towards Martham and North Walsham. Turn right onto Main Road/B1152 again in the direction of Martham and at the end of the road turn right and then immediately left. Drive through Martham passing the Kings Arms public house on your left before turning right towards Hemsby. Take a slight left onto North Road and then left again onto Beechwood Road, where the property will be found immediately on the left hand side.

Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage
Mobile Phone Signal - varies depending on network provider, please see www.checker.ofcom.org.uk - Vendors use Vodafone
Broadband Provider and Speed- BT Fibre, 76mb
Great Yarmouth District Council - Council Tax Band E
Freehold



GROUND FLOOR
1633 sq.ft. (151.7 sq.m.) approx.

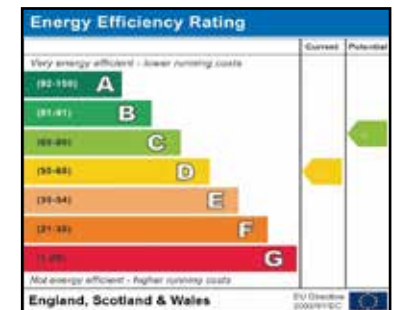


1ST FLOOR (EXCLUDING EAVES)
800 sq.ft. (74.3 sq.m.) approx.

TOTAL FLOOR AREA - INCLUDING GARAGE, EXCLUDING EAVES STORAGE :
2433 sq.ft. (226 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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