

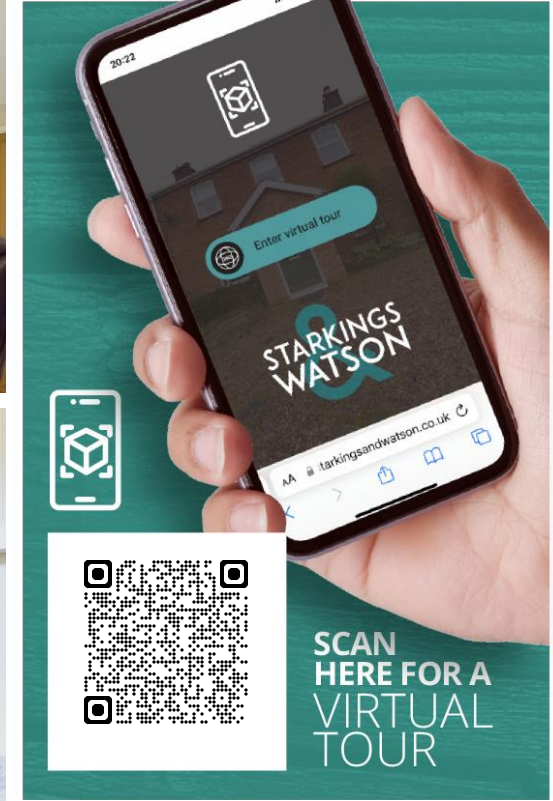
# LONG BEACH ESTATE

## Hemsby, Great Yarmouth NR29 4JD

Freehold | Energy Efficiency Rating : G

To arrange an accompanied viewing please pop in or call us on 01603 336116

# FOR SALE PROPERTY



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- Detached Bungalow
- Extended & Renovated
- 19' Open Plan Living Accommodation
- Sitting Room With Wood Burner
- Two Double Bedrooms
- Kitchen With Integrated Cooking Appliances
- Private Garden & Off Road Parking
- Short Walk To The Beach & sea

#### IN SUMMARY

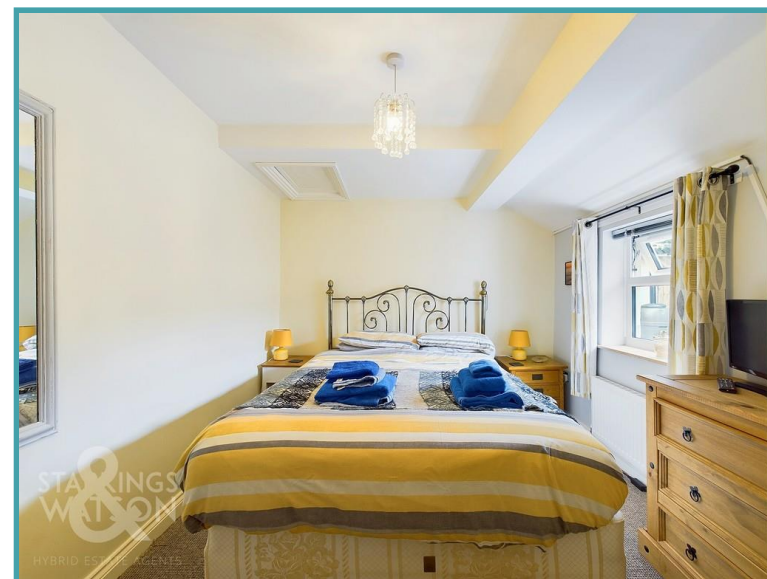
NO CHAIN. This recently refurbished, DETACHED BUNGALOW sits pleasantly nestled in the corner of this sought after site with ALL AMENITIES, public transport as well as the BEACH and SEA all within walking distance. Benefiting from uPVC double glazed windows, MODERN ELECTRIC heating and all main services, the internal space extends to a little over 806 Sq. Ft in total (stms) with a dual aspect sitting room that features a CAST IRON WOODBURNER, dining room leading into a newly fitted kitchen with INTEGRATED COOKING APPLIANCES. This welcoming and open space serves TWO DOUBLE BEDROOMS as well as the FAMILY BATHROOM and CONSERVATORY all encompassed by a WRAP AROUND GARDEN and OFF ROAD PARKING.

#### SETTING THE SCENE

As you enter the site just off Kings Loke, travel past the Dolphin Bar and take your second left. Follow this track all the way down to the end beyond the crossroad junction where you will see a set of iron gates tucked away with hedges and trees either side. This will give way to the shingle off road parking area and four bar timber gates allowing you access into the garden and subsequently the front door.

#### THE GRAND TOUR

As you step inside you are first met with the entrance porch with large uPVC double glazed window into the front garden. This space is perfect for slipping off your shoes and hanging your coat after a long walk on the beach before you step into the inviting sitting room. The sitting room has all wooden effect flooring underfoot into the dining room, this dual aspect space is beautifully decorated with Oak internal doors to all living spaces, modern electric heating and a cast iron fireplace set within a red brick fireplace with tiled hearth and solid wooden mantle ideal for those cosier winter nights. This opens into the dining room space, with room for a formal dining table sat in front of an additional storage cupboard while a small step takes you down into the sleek kitchen with high gloss wall and base mounted storage, tiled splash backs, inlet for a dishwasher as well as an integrated double oven and electric hob with extraction above with a uPVC door leading into the rear courtyard section of the garden. The three piece bathroom includes a larger than average bathtub with a wall mounted shower head with aqua boarding and glass surround and a heated towel rail. The two bedrooms are both double rooms, the larger occupying the rear of the property with carpeted flooring, this double bedroom also features an electric radiator, uPVC double glazed window and additional floor space for soft furnishings while the smaller of the bedrooms sits at the front, currently used as a guest room with two single beds, this overlooks the front garden with views of the manicured and colourful garden beds. Sitting adjoined but with its own access, is the conservatory, an additional living space for relaxing which offers potential to convert or incorporate this space over time.



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### THE GREAT OUTDOORS

The wrap around garden gives you a strong sense of privacy and seclusion with tall privacy giving trees and mature hedges surround the borders of the property. Manicured flower beds line the perimeter allowing for the garden to grow if the owner wishes to reduce the size of the beds and expand on the lawn space. To the side and rear is a concrete patio area and wrap around path which leads you to an external timber shed as well as a brick shed which houses the plumbing for the washing machine.

### OUT & ABOUT

The coastal village of Hemsby is located approximately eight miles north of Great Yarmouth. The village is well served with local amenities including post office, shops, doctors and dental surgeries. Within close proximity is a primary school, high school in the neighbouring village, garage, village hall, sports field and regular bus service. Hemsby is a well-known seaside resort with a wonderful sandy beach and has been popular with generations of holidaymakers.

### FIND US

Postcode : NR29 4JD

What3Words : ///ages.armrest.earplugs

### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

### AGENTS NOTES

The property currently serves as a successful holiday let achieving up to £1100 per week in the high season and around £450 per week in the off season.

There are no site fees but a small charge of £90 per year is to be paid for upkeep of the roads.

**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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**GIRAFFE 360**

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces.

Approximate total area<sup>m</sup>  
806.33 ft<sup>2</sup>  
74.91 m<sup>2</sup>

