

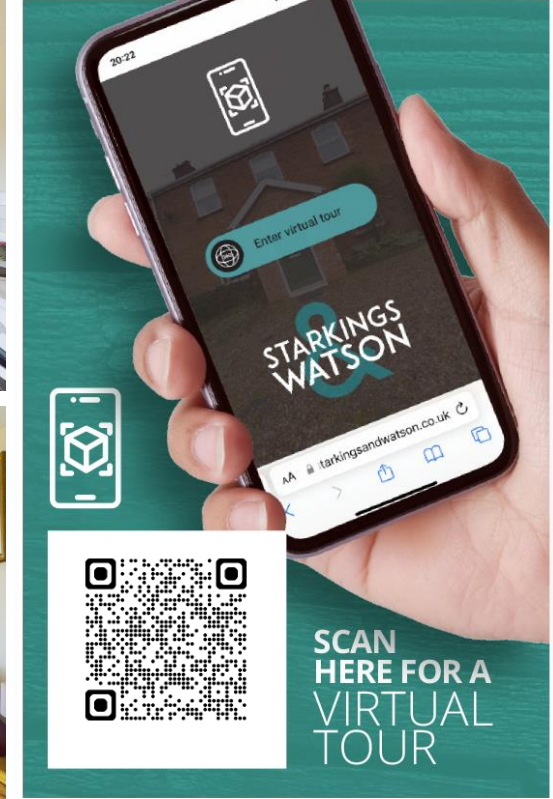
THE GLEBE

Hemsby, Great Yarmouth NR29 4JA

Leasehold | Energy Efficiency Rating : E

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

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STARKINGS & WATSON

- Detached Bungalow
- Larger than Average Plot
- Uninterrupted Sea Views
- 15' Kitchen Overlooking Gardens & Beach
- 19' Open Sitting/Dining Room
- Three Bedrooms
- Private Rear Gardens
- Off Road Parking & Oversized Brick Garage

IN SUMMARY

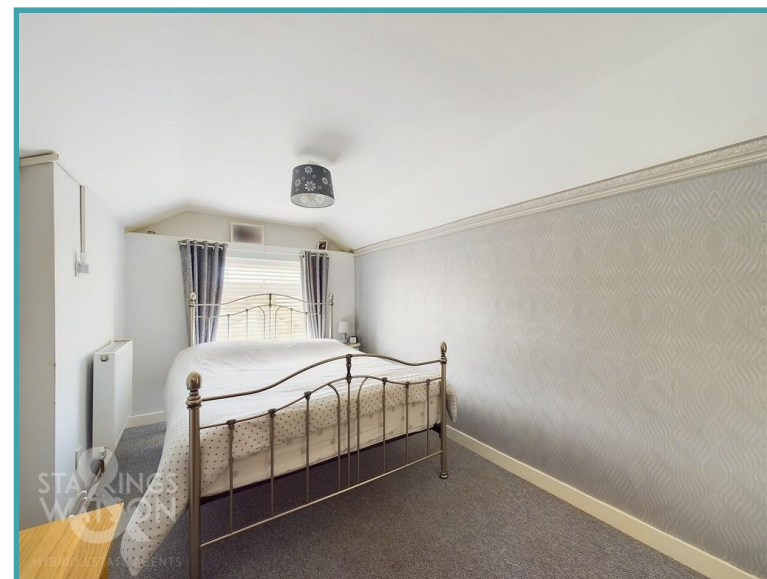
Occupying a LARGER THAN AVERAGE PLOT, this DETACHED BUNGALOW offers UNINTERRUPTED SEA VIEWS from inside, as well as from the spacious and PRIVATE REAR GARDEN. Reaching some 957 Sq. ft in size (stms), the property benefits from a 2022 INSTALLED oil fired central heating, NEWLY FITTED SHOWER room, THREE BEDROOMS, 15' kitchen overlooking the sea and a 19' open sitting/dining room leading to a uPVC GARDEN ROOM - the ideal spot for watching the early morning sunrise. The front of the property offers AMPLE OFF ROAD PARKING while the extended BRICK GARAGE creates the ideal storage space, workshop or external entertainment area.

SETTING THE SCENE

As you turn into the development take your first right and the property will come in to view directly ahead of you set behind a low level rope and timber front with shingle driveway suitable for multiple vehicles. To the right of the driveway, the garage can be accessed with a timber gate giving access into the rear garden.

THE GRAND TOUR

As you step inside, wooden effect flooring lines the central hallway giving access to all bedrooms and living space within the property as well as the three piece family bathroom which features a walk-in shower, tiled flooring and part tile surround plus vanity storage, a frosted uPVC double glazed window and heated towel rail. The larger of the bedrooms can be found to your left, a large double bedroom with carpeted flooring, neutral décor, oil radiator and built in cupboard, this room still leaves ample space for additional storage and furniture. The second double bedroom comes to your right, also with carpeted flooring, front facing uPVC double glazed window and oil radiator this room has been altered to open into the third bedroom. The third room originally was accessed via the dining room, and could easily be changed back to this configuration separating the rooms once more and creating a single bedroom with built in wardrobes or if removed, a smaller double bedroom, but currently serves as a spare bedroom and dress room/walk in wardrobe. With beautiful views out of the two windows overlooking the rear garden and beach, the kitchen opens to the rear of the property boasting base mounted storage and tiled splash backs, this room also gives way to additional space for a fridge/freezer, oven, plumbing for a washing machine and even space for a breakfast table if so desired. The property opens up through from the kitchen into a well-lit and airy sitting/dining room, a dual aspect living space offering a formal dining area and lounge space with carpeted flooring, fully insulated walls and ceilings and oil radiator opening into the insulated garden room/second sitting room with an insulated warm roof and all uPVC double glazed glass surround, vinyl flooring, oil radiator, side door towards the garage



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and French doors into the rear garden with panoramic views over the North Sea.

THE GREAT OUTDOORS

The garden space wraps around the property in its entirety with the majority coming to the rear in the form of a predominantly laid to lawn garden space enclosed by timber fencing which has been lowered to the very rear to enhance the views. A flagstone patio area can be found immediately as you exit the conservatory with wrap around planting borders with colourful blooms leading to the timber shed. the garage is an extended space both length and width wise, making it a usable car garage, potential workshop, home office or external home entertainment area.

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 4JA

What3Words : ///riders.unframed.actors

VIRTUAL TOUR

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

AGENTS NOTE

Please note, the property is of non-standard construction with timber frame and brick exterior. We understand that the property is on rolling yearly leasehold agreement along with the whole site of 'The Glebe' and that all 'The Glebe' properties are classed as 'ground rent properties'. We have been told that the yearly ground rent is £1,595 - £1,895.

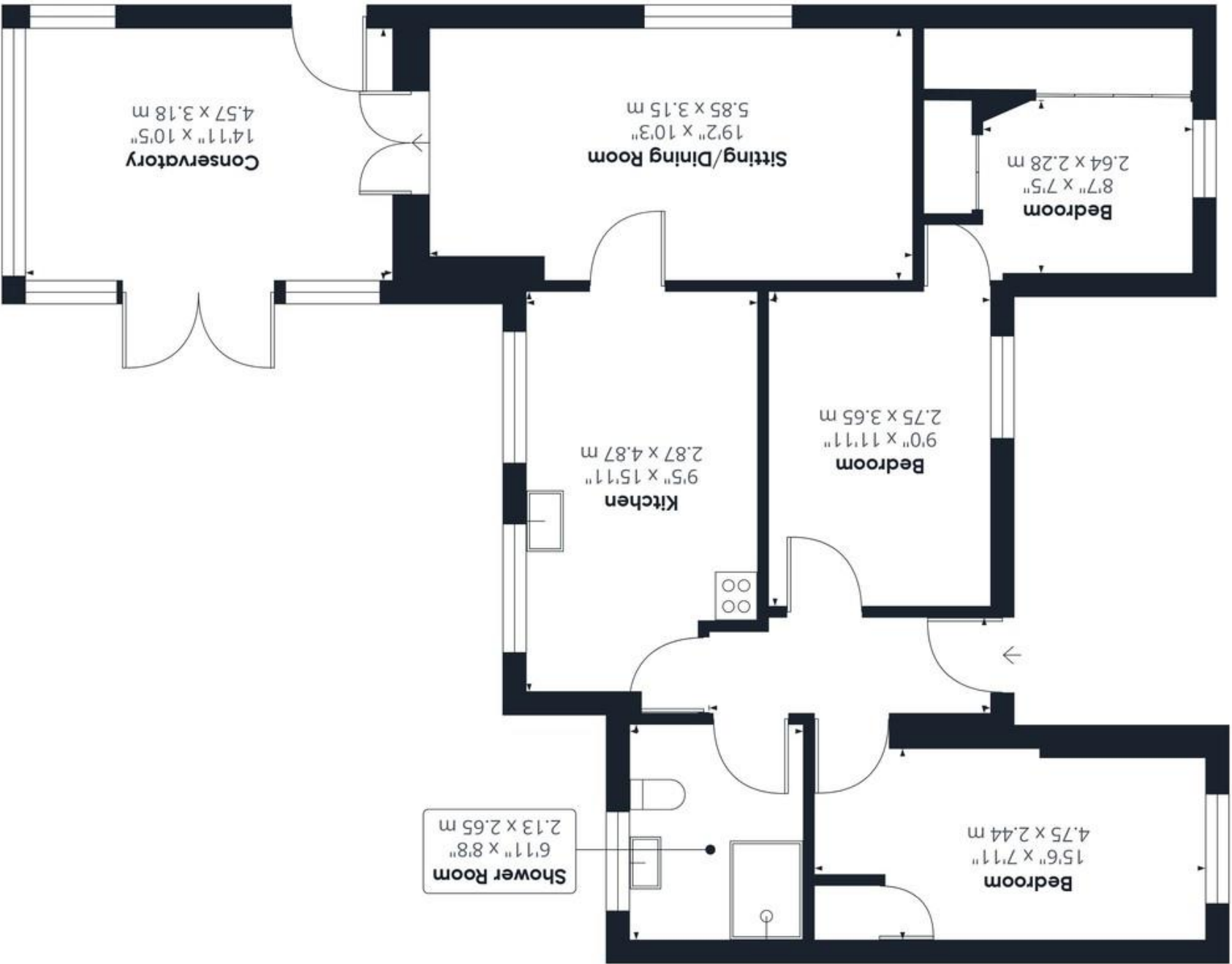
Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers 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^m
 957.01 ft²
 88.91 m²

