



27 Ryelands, Hemsby

Great Yarmouth



Minors & Brady



## 27 Ryelands

Hemsby, Great Yarmouth

Positioned within a quiet residential setting, this well-arranged two-bedroom home offers a thoughtfully balanced layout across two floors, complemented by a separate garage. The accommodation is well proportioned and easy to live in, appealing to first-time buyers, downsizers or those seeking a dependable investment opportunity. The ground floor is centred around a generous living room and a separate, practical kitchen, while the first floor provides two comfortable bedrooms and a neatly arranged family bathroom. Sensible storage is incorporated throughout, supporting everyday organisation and contributing to a home that feels both comfortable and manageable.

### Location

Ryelands is a well-established residential area within the popular coastal village of Hemsby, known for its relaxed atmosphere and convenient access to local amenities. The village offers a range of everyday facilities including shops, cafés and services, supporting day-to-day living without the need for long journeys. Hemsby's wide sandy beach and dunes are within easy reach, providing opportunities for coastal walks and outdoor leisure.

The area is well placed for connections to Great Yarmouth, where a wider range of shopping, leisure and transport links can be found. Regular bus services operate through the village, supporting travel to surrounding areas and the coast. With its combination of coastal setting and practical amenities, Hemsby remains a popular choice for both permanent residents and investors alike.

M&B





## 27 Ryelands

Hemsby, Great Yarmouth

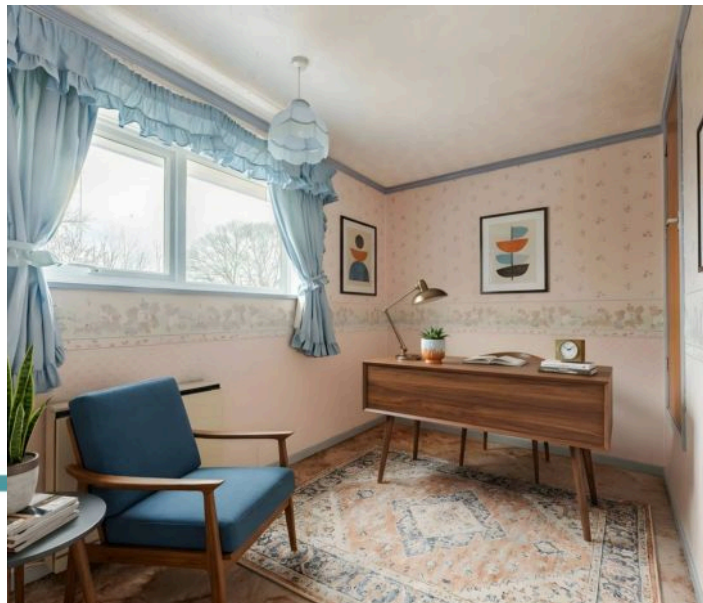
### Ryelands, Hemsby

Positioned within a quiet residential setting, this well-arranged two-bedroom home offers a balanced layout across two floors, complemented by a separate garage. The accommodation is practical and well-proportioned throughout, making it suitable for first-time buyers, downsizers or those seeking a straightforward investment. The ground floor centres around a generous living room and a separate kitchen, while the first floor provides two comfortable bedrooms and a family bathroom. Storage is sensibly incorporated, supporting everyday organisation. Overall, the property offers a manageable and functional home with added convenience.

Entry is gained via an entrance hall that leads directly into the main living accommodation. The living room is notably well sized, extending comfortably across the depth of the house and providing ample space for seating and media furniture. Natural light is well supported, creating a bright and welcoming environment for daily use. The proportions allow flexibility in layout while remaining easy to maintain.

The kitchen is positioned to the rear of the ground floor and offers a practical workspace with under-counter appliance provision and sufficient surface areas for everyday meal preparation. Its layout is efficient and well defined, keeping food preparation separate from the main living space. The room connects neatly to the rest of the home, supporting a straightforward and functional flow.

M&B





## 27 Ryelands

Hemsby, Great Yarmouth

Stairs rise to the first floor, where two well-proportioned bedrooms are arranged off the landing. The main bedroom offers generous dimensions suitable for a double bed and additional furniture, while the second bedroom provides flexibility for guest use, home working or storage. Built-in cupboards on the first floor add further practicality without reducing usable room space. Both bedrooms benefit from a calm and private position away from the living areas. The first-floor bathroom is positioned conveniently between the two bedrooms and is arranged in a practical, easy-to-use layout. It is fitted with a bathtub with an overhead shower attachment, alongside a WC and wash basin, supporting both everyday routines and flexible use. A small built-in storage or shelving section sits neatly beside the WC, providing useful space for toiletries and essentials without encroaching on the room. The bathroom is well sized, straightforward to maintain and suited to the needs of the household.

Externally, the property enjoys a well-proportioned rear garden, offering a private outdoor space suitable for seating, light gardening or general enjoyment. The garden provides a balanced extension of the living accommodation without becoming demanding to maintain. In addition, the home benefits from off-road parking and a separate garage, which offers secure parking or valuable storage space. The surrounding environment is quiet and residential, contributing to a settled and practical day-to-day setting.

### Agents Note

Freehold

Council Tax Band A

Connected to mains water, electricity and drainage

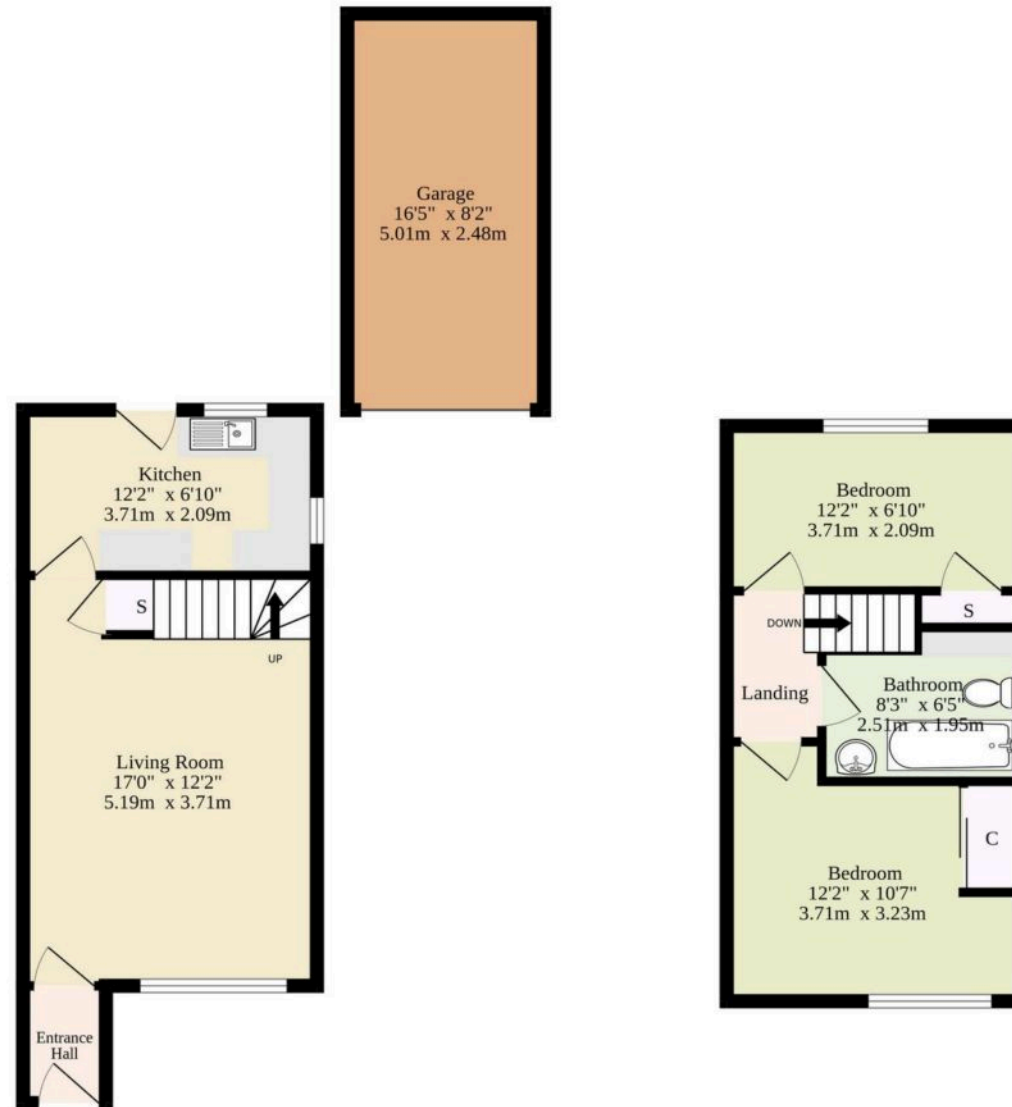
Some images used in this listing have been digitally staged to illustrate potential furnishing and layout options. We





Ground Floor  
431 sq.ft. (40.0 sq.m.) approx.

1st Floor  
244 sq.ft. (22.7 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 676sq.ft. (62.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2025

# Dreaming of this home?

## Let's make it a *reality*



Meet *Sarah*  
Senior Property Consultant



Meet *James*  
Property Consultant



Meet *Lauren*  
Property Consultant

# Minors & Brady

*Your home, our market*

 [caister@minorsandbrady.co.uk](mailto:caister@minorsandbrady.co.uk)

 01493 806188

 48 High Street, Caister-on-Sea, Great Yarmouth, NR30 5EH

CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



## How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



**Matt Waters**  
Senior Mortgage  
and Protection Advisor



**Victoria Payne**  
Mortgage and  
Protection Advisor

Scan to book your  
appointment today



T: 01692 531372  
E: [enquiries@norfolk-mortgages.co.uk](mailto:enquiries@norfolk-mortgages.co.uk)