



Why Not The Street, Hemsby - NR29 4EU

£260,000 Freehold

Located in the popular coastal village of Hemsby, this spacious four-bedroom semi-detached home offers versatile living across two floors. Well-presented throughout, the property features a bright dual-aspect living room, a separate dining room, a spacious fitted kitchen, a useful utility room, and a contemporary ground floor shower room. Upstairs, there are four well-proportioned bedrooms and a stylish family bathroom. Outside, you'll find an enclosed rear garden with two versatile outbuildings, a lawned front garden with mature planting, and the benefit of two allocated off-road parking spaces. A new boiler and oil tank were installed approximately two years ago, making this a practical and appealing home in a well-connected coastal setting.

Location

The Street in Hemsby offers a central location within this popular coastal village, placing you just moments from local shops, cafés, and pubs, as well as the wide sandy beach that draws visitors year-round. This stretch of coastline is known for its family-friendly atmosphere, traditional amusements, and scenic walking routes along the dunes. Nearby, you'll find essential amenities including a convenience store, takeaway options, and access to public transport links. Great Yarmouth is only a short drive away for additional shopping, schools, and services, while the surrounding countryside and Broads National Park offer plenty of opportunities for exploration.

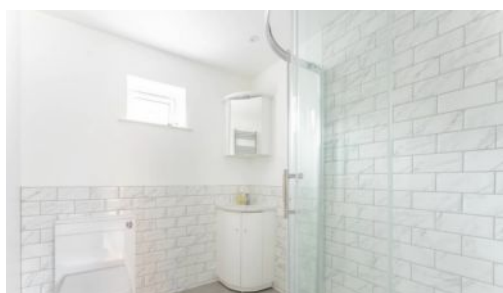


Agents notes

We understand that the property will be sold freehold, connected to all main services

Heating system- Oil and Electric Central Heating

Council Tax Band- B



Why Not The Street, Hemsby

Step into the entrance hall of this spacious family home, which leads directly into the main living areas. The bright and airy living room follows, offering a comfortable space with dual aspect windows that fill the room with natural light. Complete with wood-effect flooring, it's ideal for everyday relaxation and family time.

The kitchen is both spacious and well-appointed, offering a wide range of fitted cupboards, ample worktop space, and smart tiled flooring. A tiled splashback adds a practical and stylish finish, while the layout makes excellent use of natural light. There's also direct access to the garden, ideal for everyday convenience.

Leading off the kitchen is a separate dining room, a versatile space also finished with wood-effect flooring, well suited for entertaining guests, hosting family meals, or adapting as a home office or playroom depending on your needs.

A further bonus on the ground floor is the updated utility room, featuring additional fitted cupboards, wood-effect worktops, tiled flooring, and plumbing in place for a washing machine and tumble dryer. It also includes an extractor fan and access to the rear garden.

Completing the ground floor is a modern, stylish shower room with a crisp white suite, partially tiled marble-effect walls, a contemporary vanity unit, and a large glass-fronted shower cubicle with thermostatic rainfall shower.

Upstairs, the property offers four well-proportioned bedrooms. Three are generous doubles, while the fourth is a slightly smaller but still highly functional and spacious room. The master bedroom is carpeted for comfort, while the remaining rooms feature practical wood-effect flooring.

The first floor also hosts a contemporary family bathroom, fully tiled with modern fittings, including a panelled bath with shower over and a combination unit with wash hand basin and WC. The home is fully double glazed throughout.

Outside, the rear garden is fully enclosed and designed for ease of maintenance. It is mostly laid to paving with a small lawn to the side, and offers plenty of room for outdoor seating, dining, or play. Two outbuildings provide useful extra storage or workshop space. To the front, the enclosed lawned garden is finished with mature planting that adds character and kerb appeal.

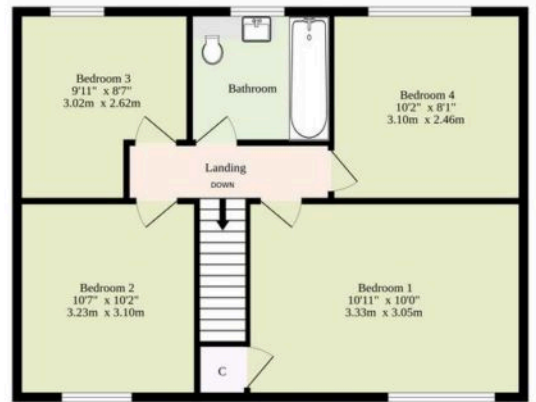
The property also benefits from two allocated off-road parking spaces.



Ground Floor
684 sq.ft. (63.5 sq.m.) approx.



1st Floor
271 sq.ft. (25.2 sq.m.) approx.



Sqft Excludes Hall, Utility Room, Shower Room, Landing And Bathroom

TOTAL FLOOR AREA : 1033sq.ft. (96.0 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.
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