



18 Newport Road, Hemsby

Great Yarmouth

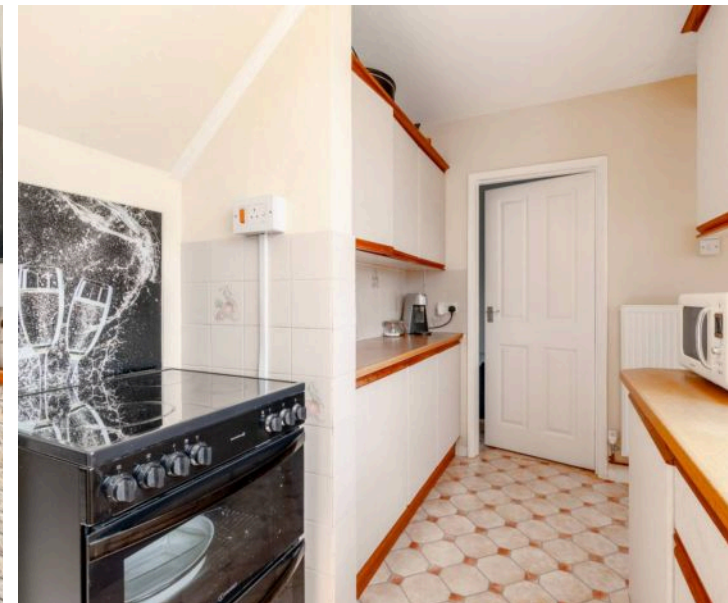


Minors & Brady

18 Newport Road

Hemsby, Great Yarmouth

Situated in a desirable location within the popular coastal village of Hemsby, this lovely family home offers a generous and flexible layout, a large secluded south-facing garden, and excellent potential for future alterations. Within easy reach of the beach and local amenities, the property provides spacious rooms, a light-filled landing, and both formal and informal living areas, making it ideal for those seeking a long-term home that can adapt to their needs. With ample off-road parking, established gardens, and a layout that allows for versatile room use, it represents a rare opportunity to secure a property with space inside and out in this sought-after area.



M&B

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Hemsby, Great Yarmouth

- Lovely family home in a desirable location within easy reach of the coast
- Plenty of scope for alterations and modernisation to suit your need
- Large lounge with plenty of space for relaxing and entertaining
- Versatile dining room that can be used as a fourth bedroom
- Kitchen with adjoining utility room and pantry
- Spacious and bright landing area with windows to the front and rear
- Large master bedroom with dual aspect windows
- Ground floor bathroom plus additional WCs on both floors
- Ample off-road parking to the front of the property
- Generous, secluded south-facing rear garden with established pond

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F



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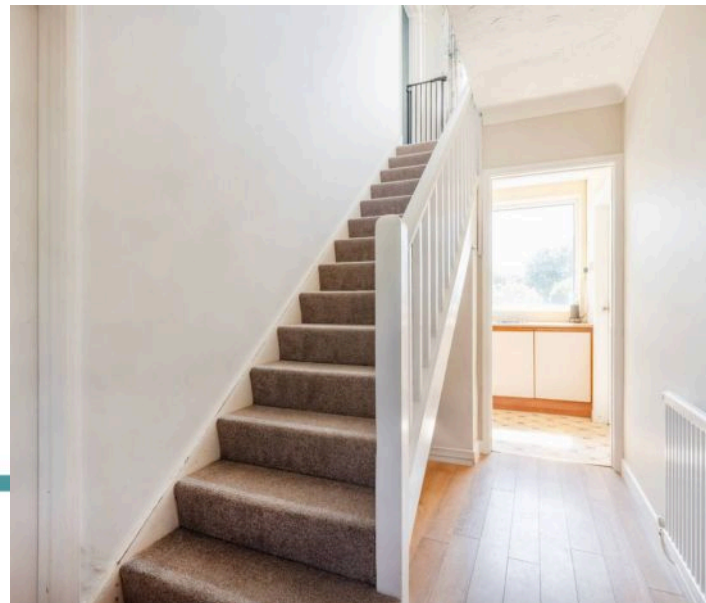
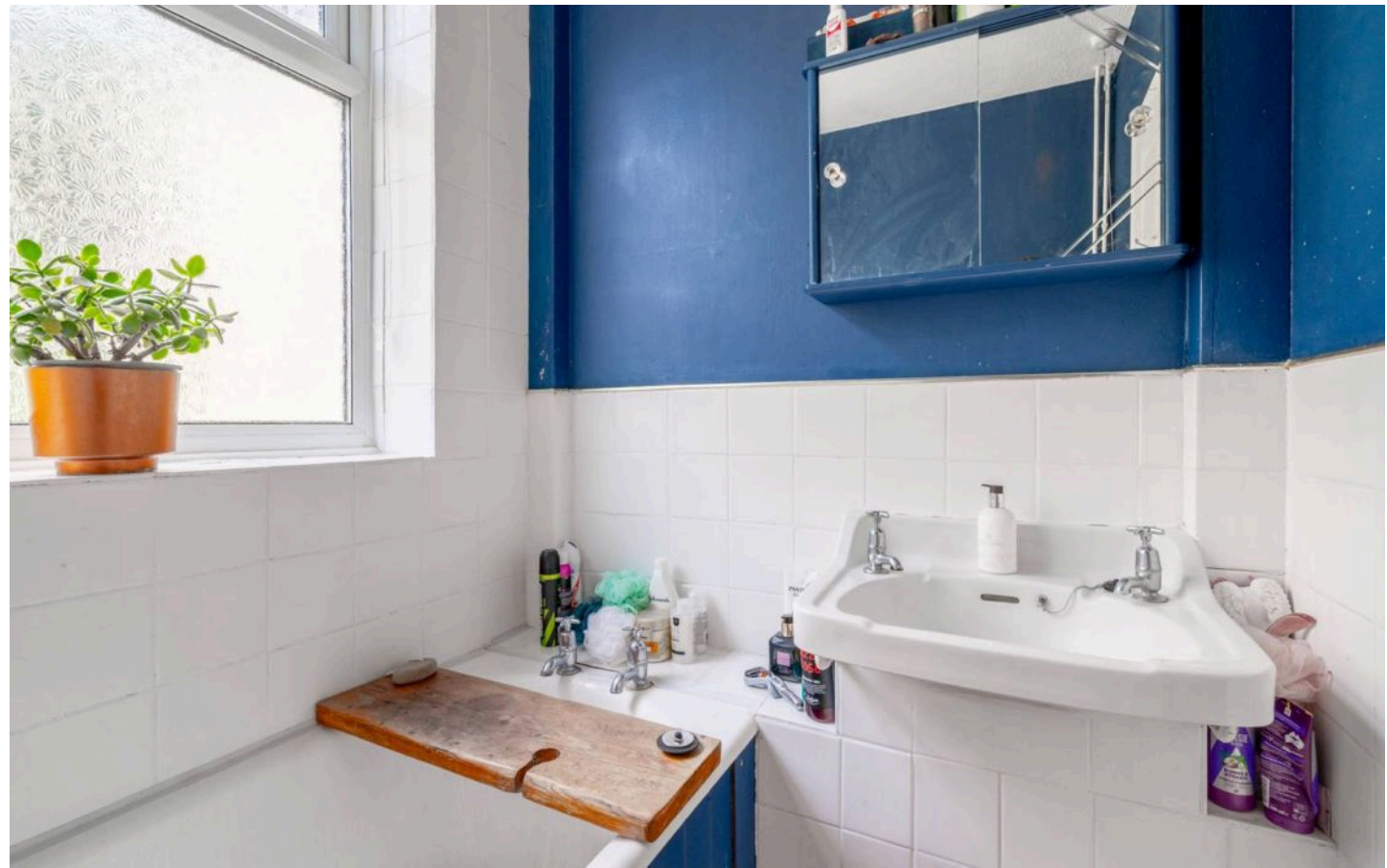
Hemsby, Great Yarmouth

Location

Situated in the popular coastal village of Hemsby, this address enjoys an enviable position just a short distance from sandy beaches, scenic dunes, and the wide range of attractions that make the area a sought-after destination year-round. The village itself offers a variety of amenities, including local shops, cafes, pubs, and takeaways, as well as convenient transport links to neighbouring towns. Great Yarmouth is around a 15-minute drive away, providing extensive shopping, leisure, and entertainment options, while the Norfolk Broads National Park lies within easy reach for boating and nature walks. Families will appreciate the proximity to well-regarded schools and recreational facilities, and those seeking the outdoors can take advantage of the area's walking and cycling routes, as well as nearby golf courses. With its blend of coastal charm and everyday convenience, Hemsby offers an appealing lifestyle for both permanent residents and holidaymakers.

Newport Road

The ground floor begins with a welcoming entrance hall that sets the tone for the home's generous proportions. A large lounge at the rear offers plenty of space for relaxing or entertaining and is filled with natural light from its wide windows overlooking the garden. To the front, the dining room provides a comfortable setting for family meals but is equally suited for use as a fourth bedroom or home office, depending on lifestyle requirements.



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The kitchen sits at the heart of the home and is supported by a practical pantry and an adjoining utility room with external access, making it ideal for busy family living. Completing the ground floor are a family bathroom, a separate WC, and a boiler room.

Upstairs, the property features a particularly spacious and light landing area, enhanced by windows to both the front and rear, giving an open and airy feel. The master bedroom is a standout feature, with its dual aspect windows and generous proportions creating a bright and welcoming space. Two further bedrooms, both with built-in wardrobes, offer comfortable accommodation for family members or guests, and a convenient first-floor WC adds to the home's practicality.

Outside, the property enjoys a substantial south-facing rear garden that is both private and established, with mature planting and an attractive pond providing a peaceful focal point. The garden offers plenty of space for outdoor seating, entertaining, and family activities. To the front, a generous driveway provides ample off-road parking.



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Hemsby, Great Yarmouth

With its combination of space, versatility, and scope for modernisation, this is a property that offers an excellent opportunity for buyers to create a home perfectly tailored to their lifestyle, all within a well-connected and highly regarded coastal location.

Agents Notes

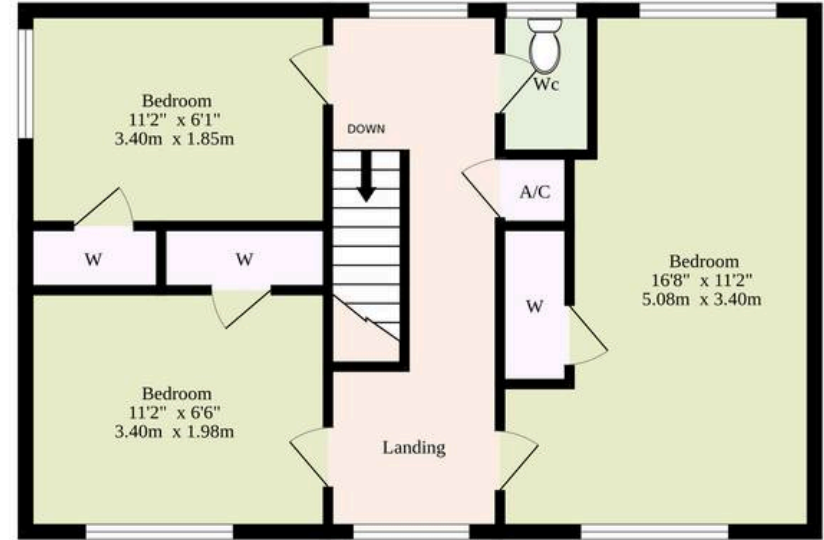
We understand this property will be sold freehold, connected to mains water, electricity, and drainage.



Ground Floor
569 sq.ft. (52.9 sq.m.) approx.



1st Floor
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 1014 sq.ft. (94.2 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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Meet *Sarah*
Senior Property Consultant



Meet *James*
Property Consultant



Meet *Lauren*
Property Consultant

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