



11 The Paddock, Hemsby

Great Yarmouth

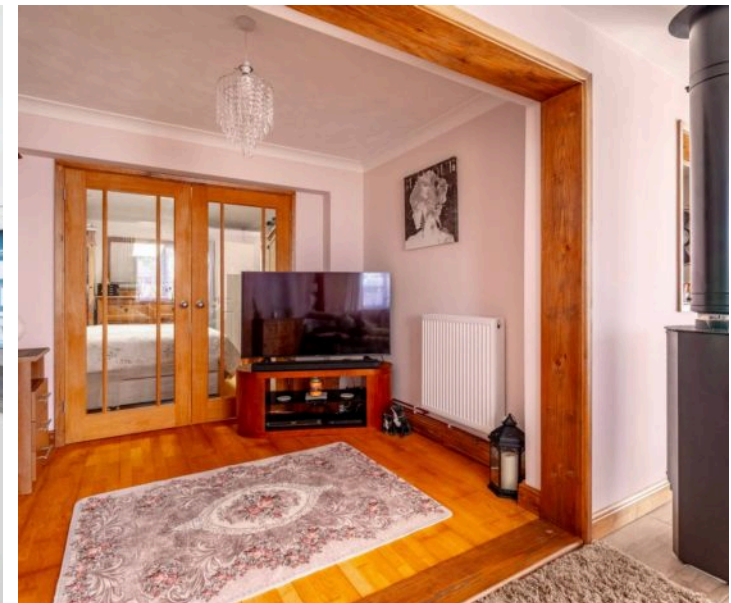


Minors & Brady

11 The Paddock

Hemsby, Great Yarmouth

Embrace countryside living with this extended semi-detached bungalow, set on a substantial plot in the sought-after village of Hemsby. Offering a seamless open-plan layout where the kitchen, dining and sitting areas flow together beautifully, this home is designed for both everyday comfort and sociable living. Three bedrooms, a stylish shower room, and a light-filled sitting room with a contemporary wood burner provide inviting spaces inside, while outside, a wrap-around terrace and extensive garden with lawn, sheds, a summerhouse and mature trees promise endless opportunities for relaxation and recreation. With a garage, parking and the peaceful backdrop of sweeping fields, this property is more than just a home, it's a lifestyle.



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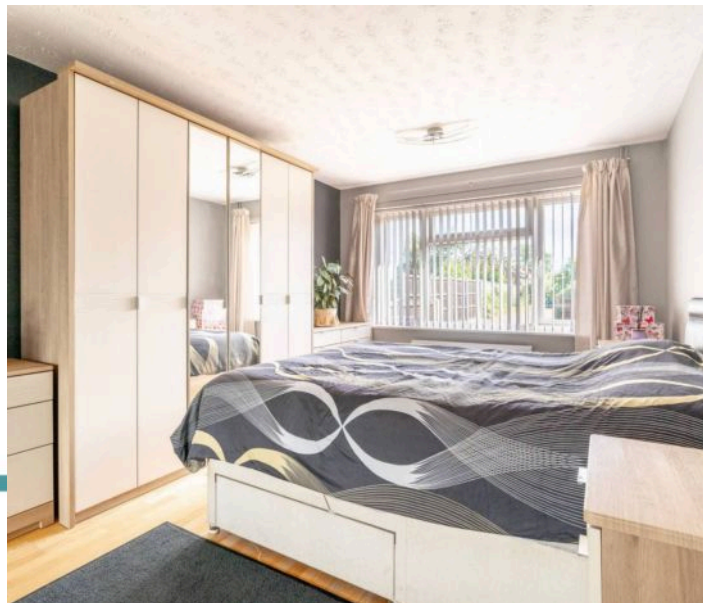


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Hemsby, Great Yarmouth

- Extended semi-detached bungalow positioned on a substantial plot in the coastal village of Hemsby
- Beautiful backdrop of sweeping countryside fields, promising a quiet setting
- Kitchen equipped with quality cabinetry, an integrated double oven, an induction hob and under-counter areas for your appliances
- Light-filled sitting room accentuated by a contemporary wood burner, inviting relaxation and entertaining
- Flexible dining room encouraging casual dining and gatherings with loved ones
- Three bedrooms and shower room, comprising of a modern three-piece suite
- Large, wrap-around terrace suitable for outdoor seating arrangements, to enjoy hosting summer occasions
- Extensive garden that offers endless possibilities for outdoor activities and enjoyment, featuring a maintained lawn, two timber storage sheds, a summerhouse, established hedging and tall mature trees
- Close to the coast, local shops, schools, healthcare facilities and transport links



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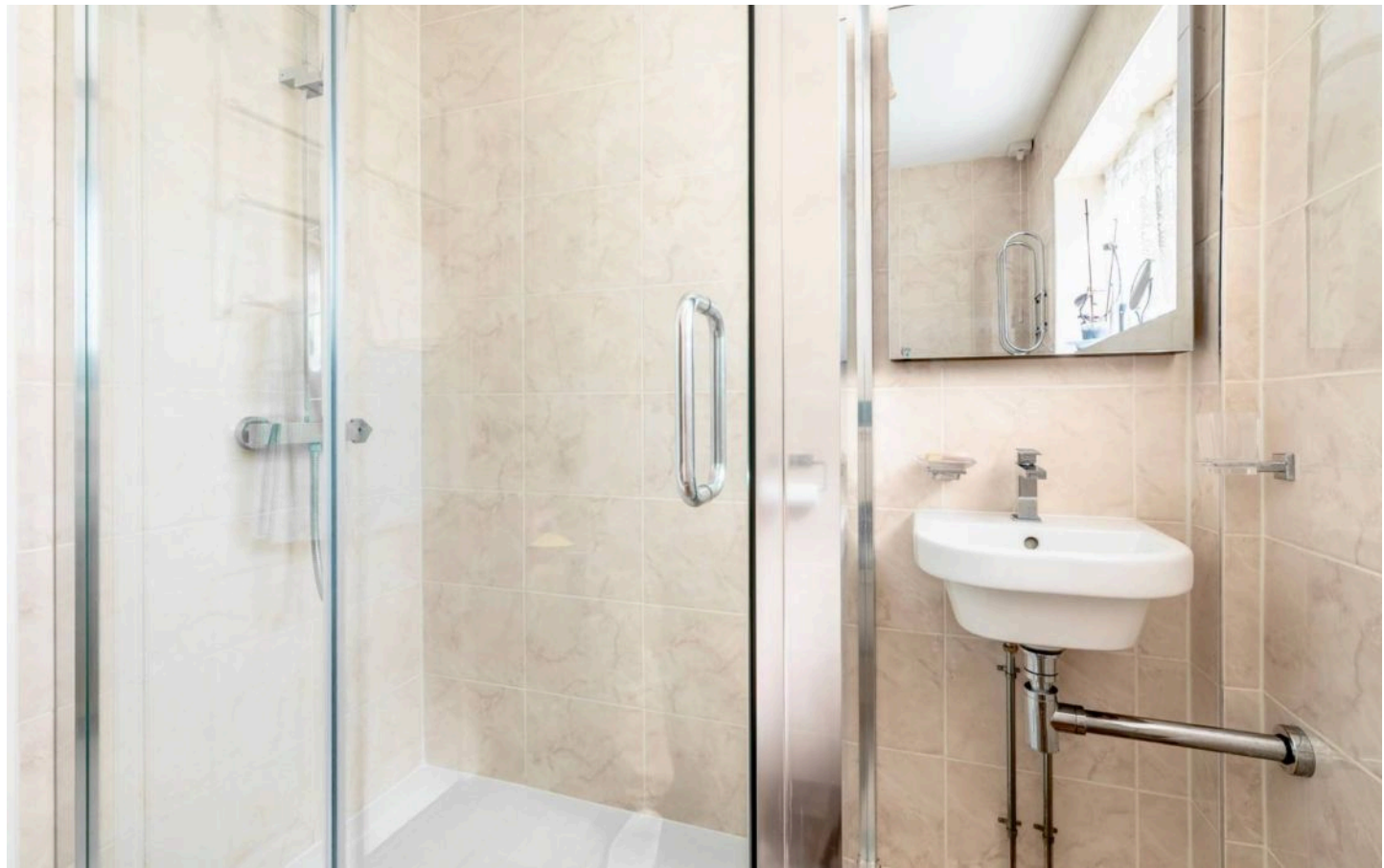
Hemsby, Great Yarmouth

Location

The Paddock is quietly tucked away at the end of a peaceful cul-de-sac in the charming coastal village of Hemsby, renowned for its sandy beaches and relaxed seaside atmosphere. The property enjoys the privacy of its tucked-away position while remaining within easy reach of the village's amenities. A short walk brings you to local shops, including a small supermarket, post office, pharmacy, and a selection of independent stores and takeaways, offering everyday convenience.

Families benefit from the nearby Hemsby Primary School, while healthcare needs are met by the village doctor's surgery, with larger medical facilities accessible in nearby Great Yarmouth. For leisure, Hemsby offers local pubs, cafes, and scenic coastal walks along the beach. Transport links are practical, with bus services connecting the village to surrounding towns, including Great Yarmouth and Lowestoft, while road links provide straightforward access to the wider Norfolk coast and countryside. This blend of seclusion, local convenience, and coastal charm makes The Paddock an ideal spot for relaxed village living.

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The home begins with a practical porch, perfect for coats, boots and everyday outdoor wear, leading into a welcoming entrance hall filled with natural light. From here, the heart of the home opens up into a beautifully designed open-plan space that seamlessly blends kitchen, dining and sitting areas, creating a natural flow for modern living.

The kitchen has been thoughtfully fitted with quality cabinetry, offering generous storage alongside sleek work surfaces. An integrated double oven and electric hob provide modern convenience, while under-counter spaces discreetly house your appliances. The layout encourages sociable cooking, with the kitchen effortlessly connecting to the dining and sitting areas.

The dining room is well-placed for both everyday meals and relaxed gatherings with family and friends. Its positioning ensures conversation flows easily from the kitchen, while remaining connected to the sitting room, which is bathed in light thanks to large windows framing the garden. A contemporary wood burner becomes a striking focal point here, adding warmth and ambience, equally perfect for quiet evenings in or entertaining guests.



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Three double bedrooms provide comfort and privacy, complemented by a stylish shower room fitted with a modern three-piece suite, designed with both functionality in mind.

Outside, the property continues to impress. A generous wrap-around terrace invites alfresco dining, simply relaxing or hosting summer occasions. Beyond, the extensive garden offers a maintained lawn, two timber sheds, a summerhouse and a variety of mature trees and established hedging, a space that lends itself to gardening enthusiasts, children at play, or those who simply want to enjoy the outdoors. At the front of the residence is on-road parking, but there is also a garage and an additional parking space in front of it.

Agents note

Freehold

A sauna is available under separate negotiation



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Ground Floor
940 sq.ft. (87.3 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 940 sq.ft. (87.3 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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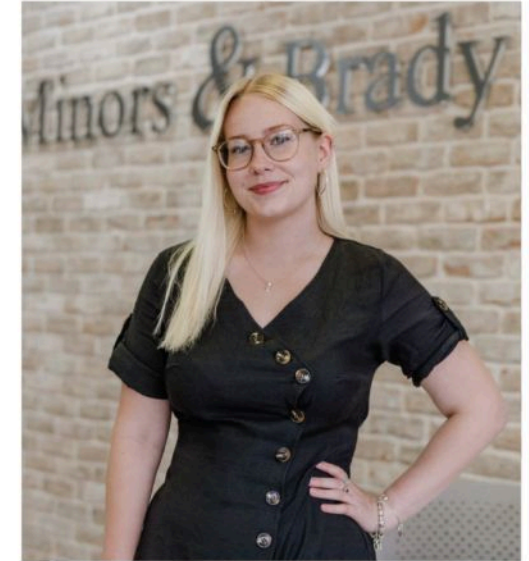
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