



2 Buttermere, Hemsby

Great Yarmouth



Minors & Brady

2 Buttermere

Hemsby, Great Yarmouth

Set within a popular coastal village location, this mid-terrace home presents a great opportunity for buyers looking to take on a project and create something to suit their own style. Offering a practical layout and well-proportioned rooms throughout, the property provides a solid starting point for improvement, whether you are a first-time buyer, investor, or someone looking to add value over time.

With off-road parking, a garage, and a private rear garden already in place, the foundations are there for a comfortable and well-balanced home.



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- Mid terrace home set within a popular coastal village location, offering excellent potential for improvement
- Spacious lounge with front aspect window, feature electric fire, and staircase leading to the first floor
- Kitchen diner fitted with a range of units and worktop space, with direct access to the rear garden
- Three bedroom layout including two doubles and a third room accessed via bedroom one, suitable as a dressing room, nursery, or home office
- Family bathroom fitted with a three piece suite including a corner bath with shower over
- Enclosed rear garden with patio, lawn, and raised decked seating area, offering a good sized outdoor space
- Long shingled driveway providing off road parking along with a detached garage for storage or parking
- Located in Hemsby, within easy reach of local amenities, transport links, and the nearby coastline

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



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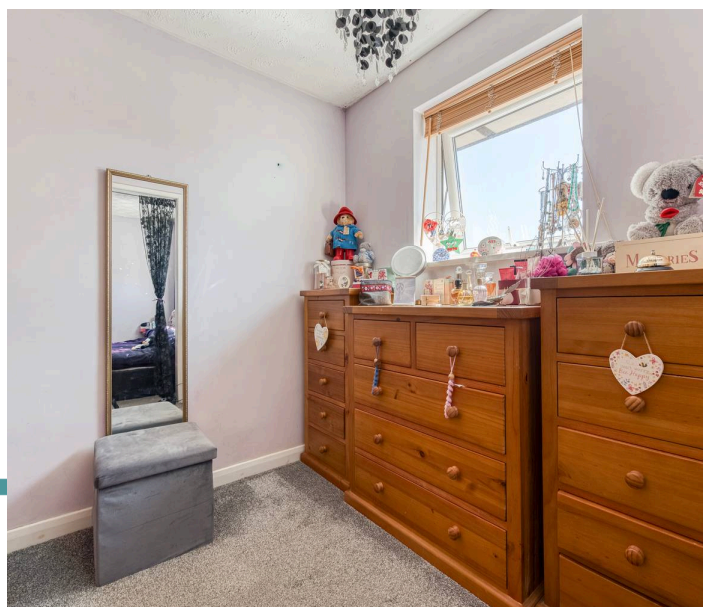
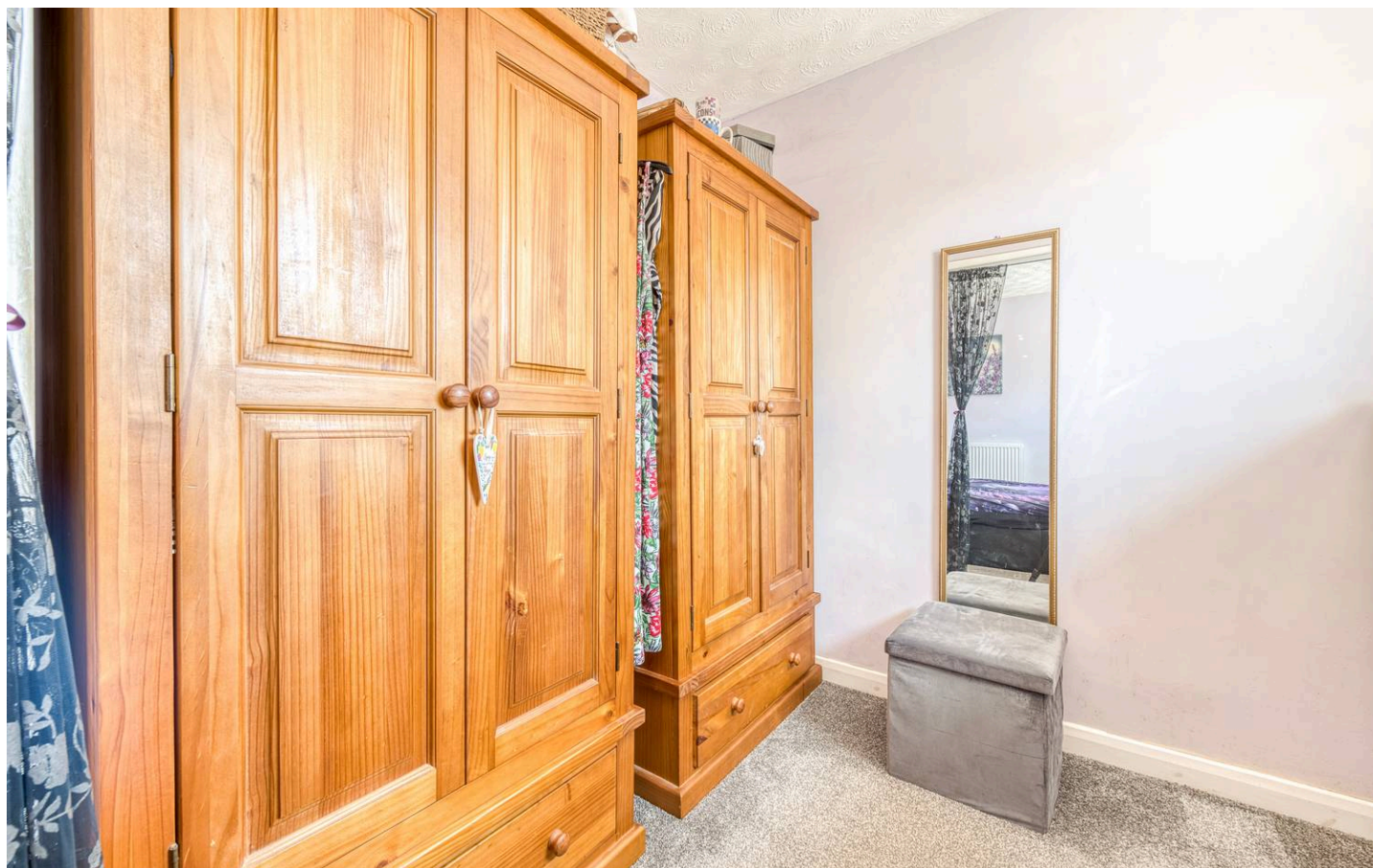
Location

Situated within a residential area of Hemsby, Buttermere offers a convenient coastal setting with easy access to local amenities and the shoreline. Hemsby is well known for its sandy beach and range of seaside facilities, including shops, cafés, and leisure attractions, making it a popular spot throughout the year. Everyday essentials are available within the village, while a wider selection of supermarkets, schooling, and healthcare services can be found in nearby Martham and Great Yarmouth.

The area is well connected by road to surrounding villages and towns, with Great Yarmouth providing further retail, entertainment, and transport links. The nearby coastline and surrounding countryside offer plenty of opportunities for walking and outdoor activities, adding to the appeal of this coastal location.

Buttermere

Stepping inside, the property opens through an entrance porch into a spacious lounge, offering a bright main living area with a front aspect window and staircase leading to the first floor. This room provides plenty of space for seating and everyday living. To the rear, the kitchen/diner is fitted with a range of units and worktop space, with room for dining and direct access out to the garden, creating a functional space with scope to update and enhance.



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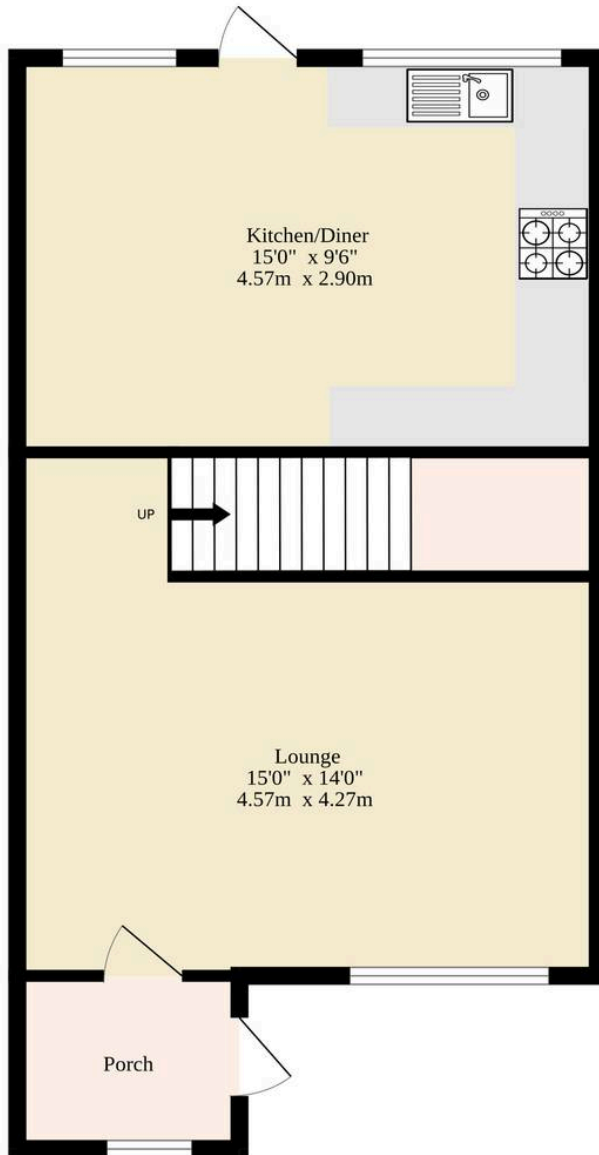
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Upstairs, there are three bedrooms arranged off the landing. The main bedroom is a comfortable double and leads through to the third bedroom, which is currently used as a dressing room but could also serve as a nursery, study, or hobby space depending on requirements. A further bedroom provides additional accommodation, while the family bathroom is fitted with a three piece suite including a corner bath with shower over.

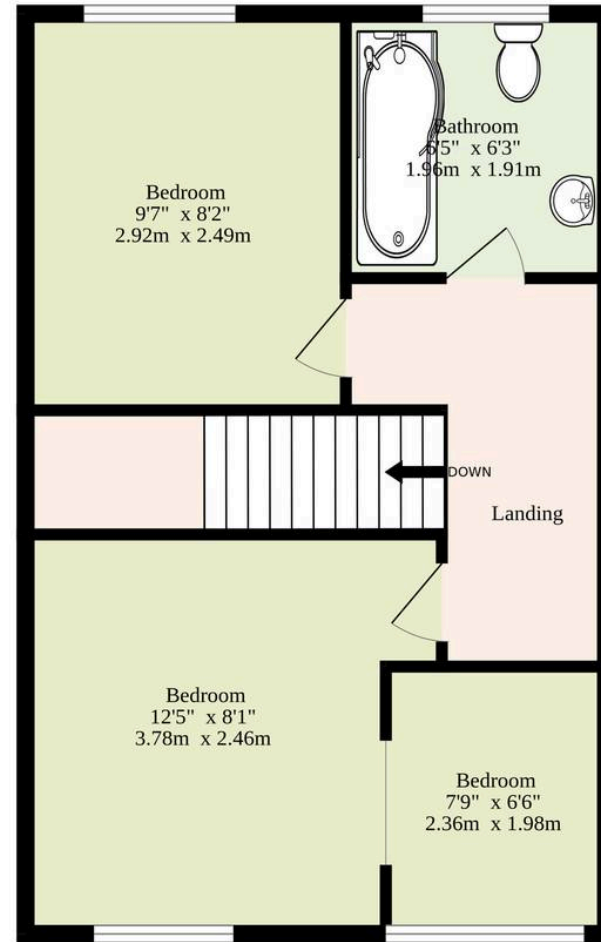
Externally, the property benefits from a front garden and a long shingled driveway providing off road parking, along with a detached garage for additional storage or parking. The enclosed rear garden offers a mix of patio, lawn, and a raised decked seating area, providing a good sized outdoor space with plenty of potential to landscape or enhance. Positioned within easy reach of local amenities, transport links, and the nearby coastline, this is a home with clear potential in a convenient setting.



Ground Floor
375 sq.ft. (34.8 sq.m.) approx.



1st Floor
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 727 sq.ft. (67.5 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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Senior Property Consultant



Meet *Dan*
Branch Partner



Meet *Lauren*
Property Consultant

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