



6 Elm Tree View Conifer Road, Hemsby

Minors & Brady

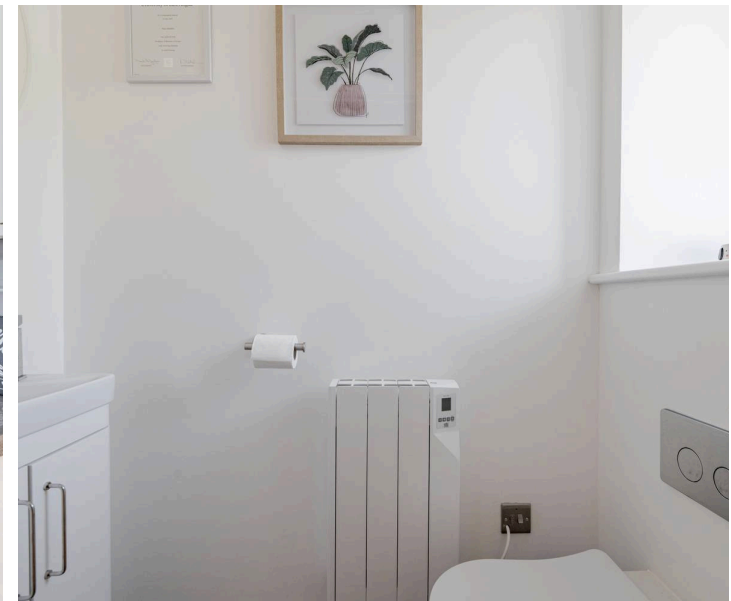


6 Elm Tree View Conifer Road

Hemsby, Great Yarmouth

A modern home set within The Dunes development, this well-presented mid-terrace residence offers contemporary living just moments from Hemsby's coastline. Its bright open-plan layout, full-height windows and double doors create an inviting everyday space, complemented by a sleek Howdens kitchen with integrated appliances. Two well-proportioned bedrooms, a stylish bathroom and a low-maintenance garden backing onto green space add to its appeal, while smart-controlled heating, PV panels, allocated parking and a ten-year ICW warranty enhance its practicality. A strong choice for buyers seeking a move-in ready home close to both the beach and the Norfolk Broads.

- Mid terrace home positioned within The Dunes development in coastal Hemsby
- Turn-key interior, ready for you to move into straight away
- Contemporary open plan living with full height windows and double doors to the garden
- Modern Howdens kitchen with integrated oven, dishwasher and fridge freezer
- Two well proportioned bedrooms including built in storage to bedroom one
- Stylish bathroom offering both bath and shower for everyday convenience
- Low maintenance rear garden with patio, slate shingle and gate to communal green space
- Allocated parking for two vehicles at the front of the property
- Smart controlled electric heating and PV panels for improved energy efficiency
- Ten year ICW building warranty providing reassurance for buyers



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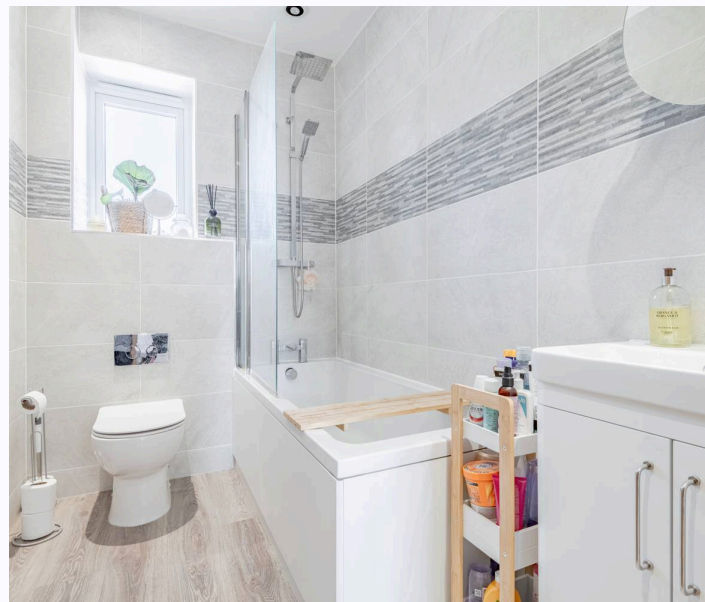
Hemsby

Conifer Road sits in a quiet residential pocket of Hemsby, a coastal village that blends everyday practicality with the easy rhythm of seaside living. The setting places you close to open fields and big skies, while still being within easy reach of Hemsby's local amenities, including cafés, pubs, takeaways, a pharmacy, and small convenience stores.

The coastline is a defining feature here, Hemsby Beach is roughly a mile away, offering wide sands, dunes and year-round walking routes. For larger food shops, the nearest options are the Co-op in Hemsby, with Tesco Superstore and Lidl in Caister-on-Sea a short drive south.

Families have access to Hemsby Primary School in the village and Flegg High Ormiston Academy in nearby Martham for secondary education. Local bus routes link Hemsby with Martham and Great Yarmouth, giving straightforward access to wider services, leisure facilities and onward transport connections.

Altogether, the location supports a relaxed, outdoors-leaning lifestyle with the coast, countryside and essential amenities all close at hand.



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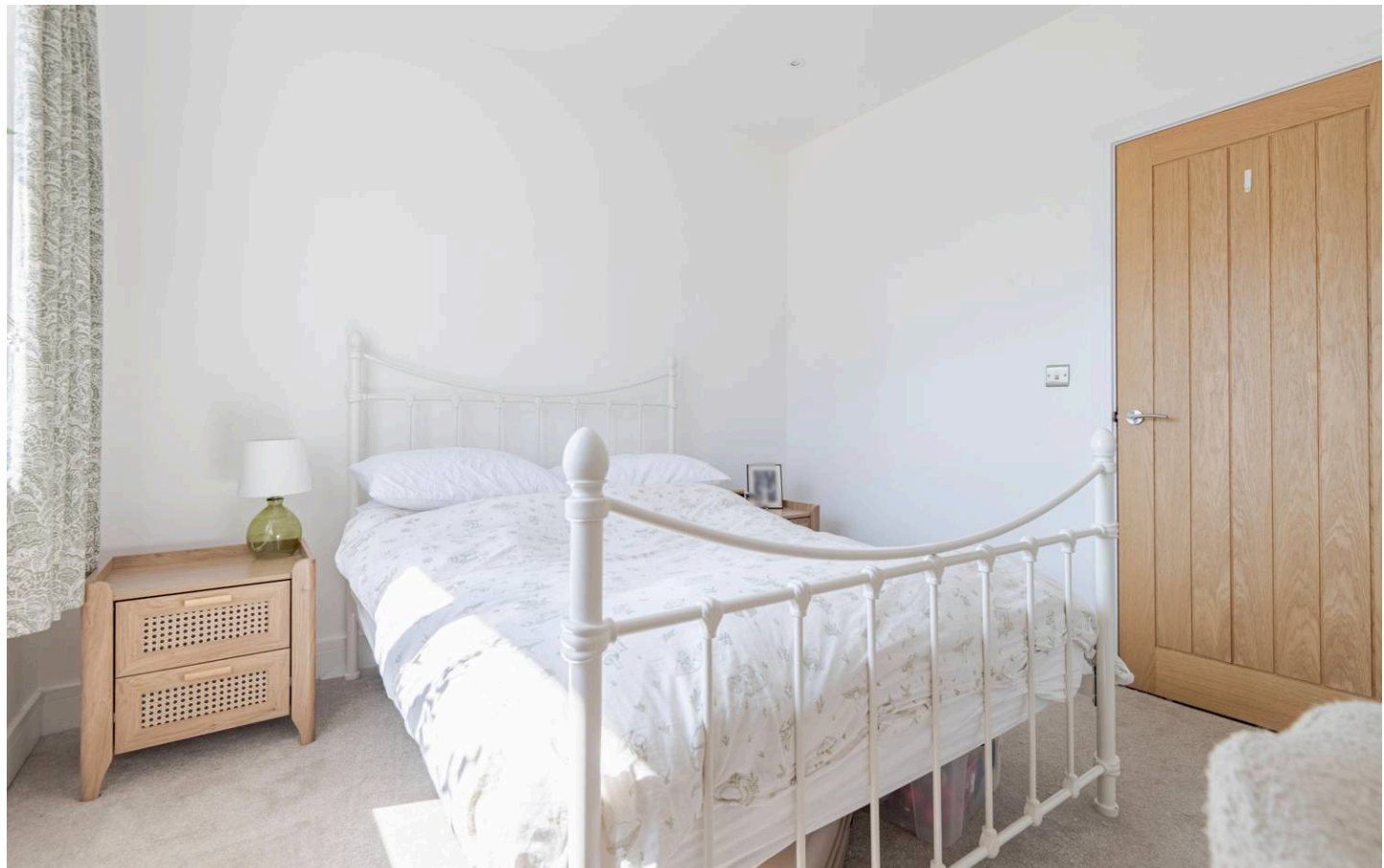
Conifer Road

The interior has been designed to support an easy, everyday lifestyle, with an open-plan arrangement that brings the living, dining and kitchen spaces together. Full-height windows and double doors frame the rear aspect, drawing in natural light and creating a welcoming setting for both relaxed evenings and informal entertaining.

The kitchen features modern Howdens cabinetry and integrated appliances, including an oven, dishwasher and fridge/freezer, ensuring a streamlined and practical workspace from the outset.

Upstairs, two well-proportioned bedrooms provide comfort and privacy. Bedroom One benefits from built-in storage, while Bedroom two enjoys views across the rear garden and the communal green beyond.

The bathroom continues the home's contemporary feel, fitted with a clean three-piece suite offering both bath and shower facilities for everyday convenience.





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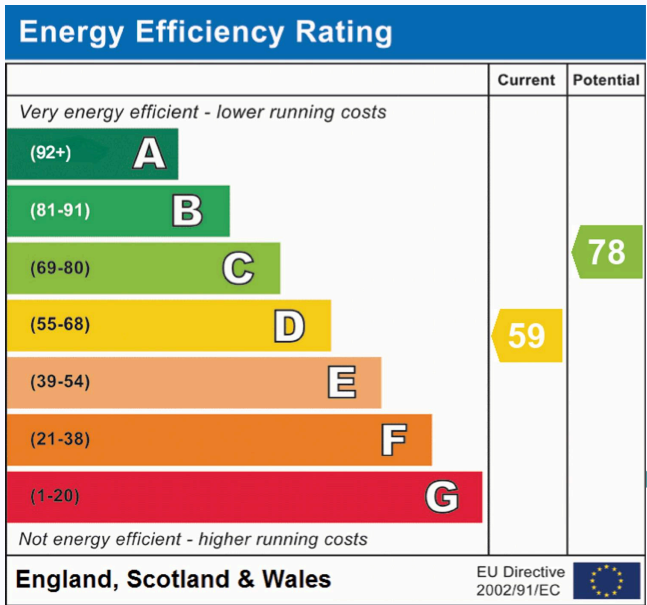
Hemsby, Great Yarmouth

The rear garden has been designed for low maintenance, with a combination of patio and slate shingle that lends itself well to outdoor seating. A gate leads directly to the green space behind, offering an open outlook rarely found in modern developments.

To the front, two allocated parking spaces add further practicality.

Energy efficiency has been thoughtfully considered, with smart-controlled electric heating and PV panels contributing to reduced running costs. The property also carries the reassurance of a ten-year ICW building warranty.

This move-in ready home presents a compelling opportunity for buyers seeking a modern, efficient and well-located residence close to both the coast and the Norfolk Broads.



Agents Notes

Freehold.

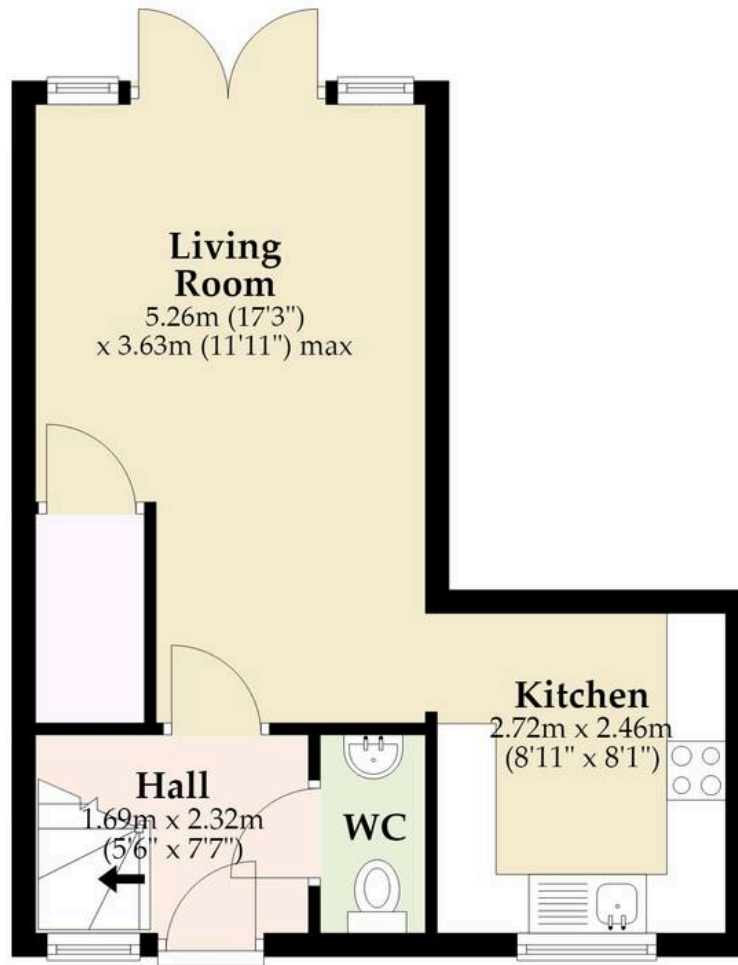
Connected to mains water, electricity and drainage.

Electric heating system.

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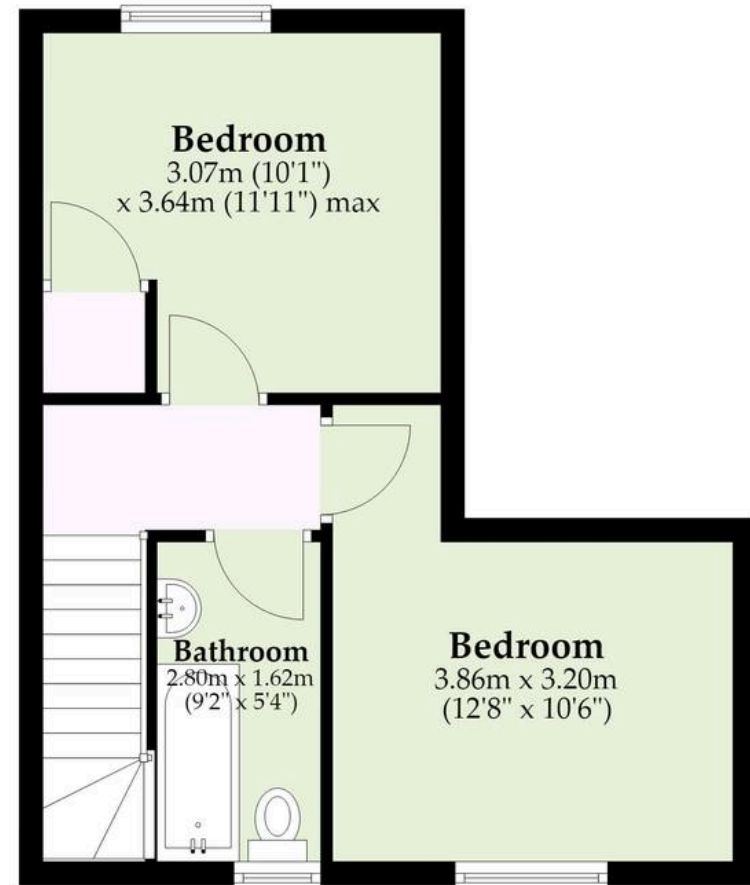
Ground Floor

Approx. 30.4 sq. metres (326.8 sq. feet)



First Floor

Approx. 30.7 sq. metres (330.1 sq. feet)



Total area: approx. 61.0 sq. metres (656.9 sq. feet)

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.

Plan produced using PlanUp.

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Minors & Brady
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