The Hollies Kings Loke, Hemsby

Great Yarmouth

Minors & Brady

The Hollies Kings Loke

Hemsby, Great Yarmouth

In the coastal village of Hemsby, along a well-established residential road, this detached home presents a rare sense of space, flow and adaptability, set within grounds that immediately establish both presence and privacy. Arriving via a broad in-and-out driveway, framed by mature planting, the tone is set from the outset, practical, well considered, and quietly confident, enhanced further by the inclusion of solar panels with battery storage and an EV charging point, discreetly integrated to support a more modern way of living. Inside, the home unfolds with ease across more than 2,700 sqft, where generous reception spaces and a 33ft kitchen, dining and family room form the natural heart of the house, opening directly onto a well-established garden designed for everyday enjoyment as much as relaxed entertaining. With five double bedrooms, well-appointed en-suites and flexible living arranged over three floors, this is a home that moves comfortably with the demands of family life, while offering a strong sense of connection between inside and out.

Agents Notes

Freehold

Connected to mains water, electricity and drainage.

Oil central heating, electric underfloor heating in the kitchen and four wood burners.

The solar panels are owned outright by the current owners, generating approx. £800.

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- Down a well-established residential road in the coastal village of Hemsby, lies this five-bedroom detached residence that sits proudly on a substantial plot
- Exceptional family home showcasing over 2,700sqft of spacious and flexible accommodation across three floors, easily adapting to your families lifestyle preferences
- Energy efficient solar panels and batteries, along with an EV car charging point and underfloor electric heating in the kitchen
- Kerb appeal with a large 'in and out' driveway providing off-road parking for up to 8 vehicles, boarded by well-established beds
- 20ft sitting room with two front-facing windows and a wood burner, with an adjacent dining room that also houses a wood burner and double doors into the kitchen
- At the core of the home is an impressive 33ft kitchen/dining/family room that creates an effortless flow for everyday living and hosting, featuring a wood burner and French doors
- Farmhouse-style kitchen equipped with a range of cabinetry, a Rangemaster oven with a decorative surround, a Butler sink and a central island, with pendant lighting above
- Luxury principal bedroom benefiting from a wood burner, a walk-in wardrobe and a private en-suite comprising of a contemporary four-piece suite
- Further four generous-sized double bedrooms offering the utmost comfort and privacy, the second bedroom also flaunts a private en-suite with a modern four-piece suite
- Extensive garden that is well-maintained, featuring a patio for seating, a sweeping lawn, fruit trees and a detached outbuilding that can be used as a workshop, a garden room or a studio

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Hemsby

Kings Loke is a residential part of Hemsby, a coastal village in Norfolk, positioned just inland from the North Sea coast near Great Yarmouth. It sits close to the main village road (Kingsway), which gives it convenient access to the centre of Hemsby while still feeling set back from the busier coastal and visitor areas. The surrounding landscape is flat and open, with easy access to nearby fields, dunes, and the beach, so outdoor walks and coastal scenery are close at hand and easy to reach.

Everyday life is supported by a range of local amenities along Kingsway in Hemsby itself. There are convenience shops, takeaways, and small independent businesses that provide day-to-day essentials within a short distance. For a wider choice of shopping, nearby Caister-on-Sea and Great Yarmouth offer several major supermarkets including Tesco, Aldi, Lidl, and Sainsbury's, all within a short drive or bus journey, making larger weekly shops straightforward.

For education, Hemsby Primary School serves younger children within the village, while secondary schools are available in nearby Great Yarmouth, offering a range of academy and high school options for older pupils. Transport connections are practical for a village setting, with regular bus services linking Hemsby to Great Yarmouth, Martham, and surrounding coastal communities. From Great Yarmouth, rail services provide onward connections to Norwich and the wider national network, making commuting and travel accessible.

Kings Loke offers a calm and well-connected village setting with the advantage of being close to both the coast and nearby towns.

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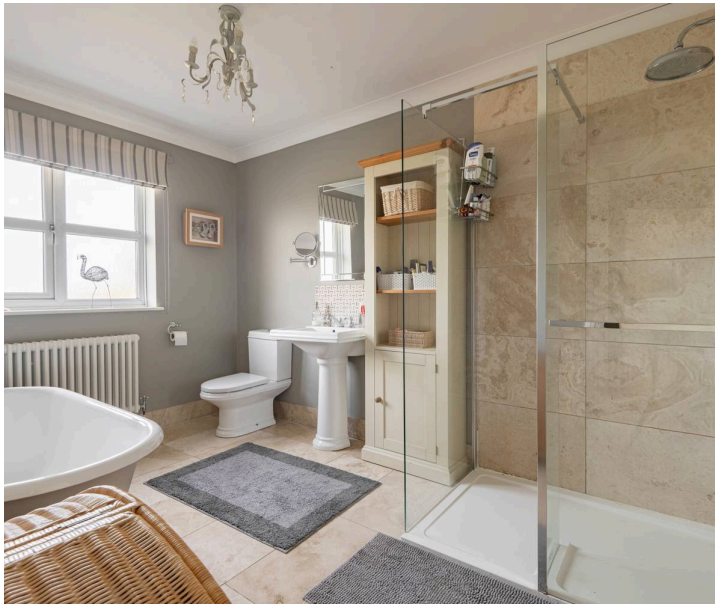

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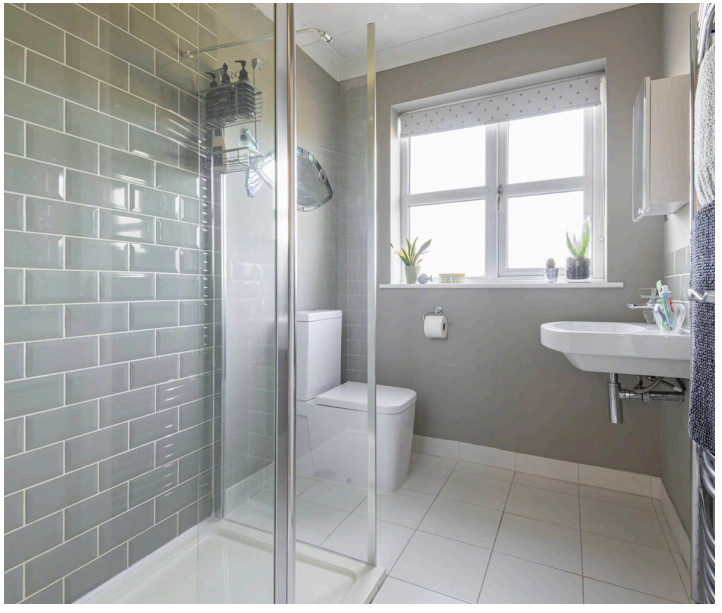
Approached via a broad in-and-out driveway, the sense of arrival is immediate and assured. Mature, well-established planting frames the frontage, softening the architecture and creating a natural sense of privacy from the road. The driveway provides extensive parking and reinforces the generous proportions of the plot, while solar panels with battery storage and an EV charging point are neatly integrated to the side, reflecting a thoughtful and future-ready approach without compromising the visual appeal of the setting.

The entrance hall offers a bright and well-proportioned introduction, where natural light and practical space combine to create a welcoming threshold. To the front, the sitting room is filled with light from two windows and features a wood burner that anchors the space with understated character. Adjacent, the dining room provides a further reception area, also with a wood burner and double doors that draw the eye through towards the kitchen, encouraging a natural flow between rooms.



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At the centre of the home lies an impressive kitchen, dining and family room extending to approximately 33ft, designed as a space where everyday living and entertaining sit comfortably together. French doors open directly onto the garden, allowing light to travel through the interior while offering a strong visual connection to the outside. The farmhouse-style kitchen is appointed with a range of cabinetry, a Rangemaster cooker set within a decorative surround, a Butler sink and a central island beneath pendant lighting. Underfloor electric heating adds a refined layer of comfort to this principal living space. A separate utility room provides discreet practicality for laundry and storage, complemented by a ground floor WC.

On the upper floors, the principal bedroom is particularly well considered, featuring a wood burner, walk-in wardrobe and full-height built-in storage. The en-suite is finished with a contemporary four-piece suite, including a freestanding bath, walk-in shower, wash basin and WC. Four additional generous-sized double bedrooms continue the sense of space and proportion, with the second bedroom also enjoying its own en-suite, similarly appointed with a four-piece suite. A first-floor family shower room with a large walk-in shower, serves the remaining bedrooms, whilst a WC is located on the second-floor for convenience.

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The rear garden has been designed as an extension of the home's living environment, offering both structure and softness in equal measure. A generous paved terrace sits immediately to the rear of the property, creating a natural setting for outdoor dining and relaxed gatherings, with the French doors allowing an easy transition from the kitchen and family room. Beyond, the garden opens into a broad, level lawn bordered by established planting that provides depth, colour and a sense of seclusion throughout the seasons. Mature fruit trees introduce seasonal character and a gentle rhythm to the space. The boundaries are well defined yet discreetly integrated, allowing the garden to feel enclosed without being confined.

A detached outbuilding adds a further layer of versatility, currently well suited for use as a workshop, studio or dedicated home workspace, offering separation from the main house while remaining visually connected to the garden setting.

This is a home that delivers presence and proportion in equal measure, with a carefully considered layout, a strong sense of arrival and a setting that supports both everyday living and more composed moments of gathering and relaxation.

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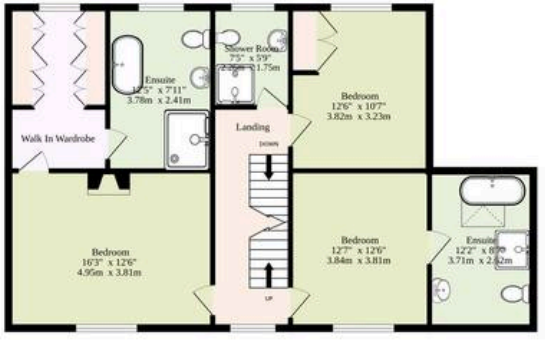
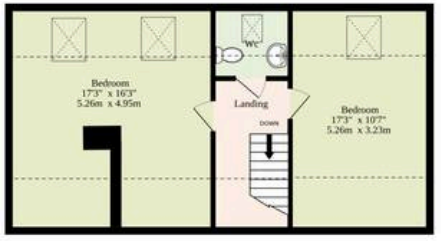
Ground Floor
1089 sq.ft. (101.2 sq.m.) approx.

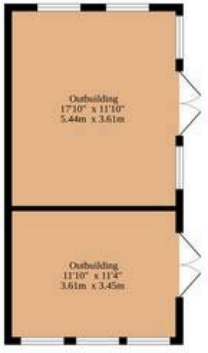
1st Floor
932 sq.ft. (86.6 sq.m.) approx.



2nd Floor
262 sq.ft. (12.2 sq.m.) approx.



Outbuildings
285 sq.ft. (15.8 sq.m.) approx.



Total Sqft Includes The Outbuildings.

TOTAL FLOOR AREA : 2788 sq.ft. (259.0 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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Dreaming of this home?
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Meet *Dan*
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