



Jolen Pit Road, Hemsby

Minors & Brady



Jolen Pit Road

Hemsby, Great Yarmouth

Offering spacious, single-storey accommodation, this well-presented three-bedroom bungalow combines a generous sitting and dining room with an en-suite to the principal bedroom, making it a practical choice for buyers seeking comfort and convenience on one level. The property also benefits from a fitted kitchen, a separate family bathroom, and an enclosed rear garden with a lawn and paved seating area, providing space to relax and entertain outdoors.

- Well presented three bedroom bungalow offering spacious and practical single-storey accommodation
- Generous sitting and dining room providing a comfortable space for relaxing, family meals and entertaining
- Separate fitted kitchen with good storage and worktop space for everyday cooking
- Three well proportioned bedrooms offering flexibility for family living, guest accommodation or a dedicated home office, depending on individual needs
- Modern en suite shower room to the main bedroom, providing added privacy and convenience alongside the separate family bathroom
- Main family bathroom fitted with a shower, wash basin and WC
- Well proportioned layout with clearly defined living and sleeping areas, suited to a range of household needs
- Private rear garden featuring a lawn and paved patio, ideal for outdoor dining and relaxation
- Driveway parking and a detached garage, providing convenient off road parking and additional storage
- Convenient Hemsby location, with local amenities and the coast within reach

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Location

Hemsby is a coastal village on the Norfolk coast, offering a relaxed seaside setting with a range of everyday amenities and access to the surrounding countryside. The village has local shops, cafés, and convenience stores, while nearby Martham and Caister on Sea provide further facilities for day-to-day needs. Families are served by local primary schooling, with secondary education available in the wider Great Yarmouth area. Great Yarmouth offers a broader choice of supermarkets, independent retailers, restaurants, healthcare services, and leisure facilities, making it a useful centre for shopping and entertainment.

The coastline is a defining feature of the area, with Hemsby Beach providing opportunities for walks, time outdoors and traditional seaside activities. The nearby Norfolk Broads offer further opportunities for boating, wildlife watching and exploring the region's waterways, while Winterton on Sea is known for its coastal scenery and nature reserve. Road links connect Hemsby with Great Yarmouth and Norwich, and local bus services provide connections to surrounding communities, with rail services available from Great Yarmouth. Combining coastal surroundings with access to practical amenities and outdoor recreation, Hemsby offers a varied lifestyle for families, retirees and those seeking a quieter pace of life by the sea.



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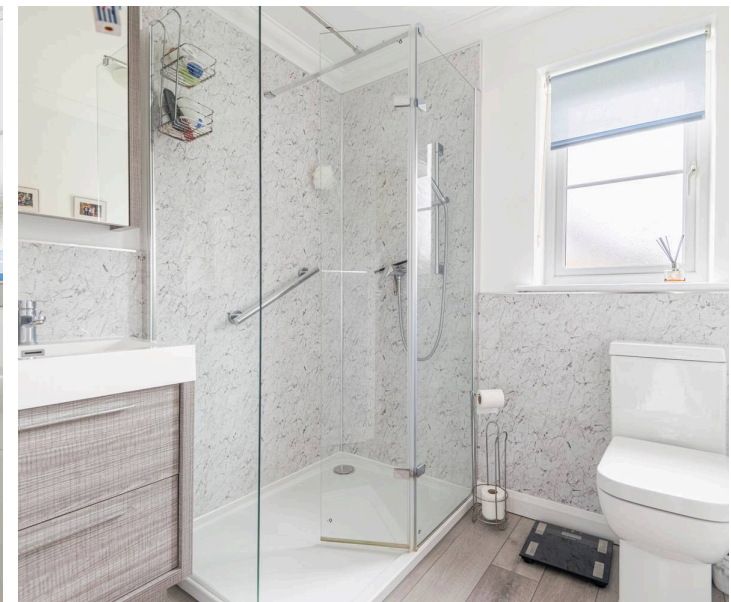
Hemsby, Great Yarmouth

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At the heart of the home, the sitting and dining room offers a generous reception space, with plenty of room to arrange both lounge furniture and a dining table. Windows and doors allow natural light to enter, while the layout provides a comfortable setting for everyday living, whether enjoying a quiet evening or hosting family and friends.

The kitchen is fitted with a range of wall and base units, offering useful cupboard storage and worktop space for meal preparation. Its practical layout keeps everything within easy reach, with room for essential appliances and convenient access to the adjoining reception area.

There are three bedrooms, providing flexibility for a range of buyers, from couples and small families to those looking for space to accommodate guests or work from home. The principal bedroom benefits from its own en-suite shower room, adding privacy and convenience, while the remaining two bedrooms are served by a separate family bathroom fitted with a shower, wash basin, and WC.



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Outside, the rear garden offers a combination of lawn and paved seating space, creating a manageable area for outdoor dining, gardening, or enjoying the warmer months. The enclosed setting provides a pleasant extension of the living accommodation, with scope to arrange the space to suit individual needs.

Agent's Note

This property is being sold freehold, with oil central heating, connected to mains water, electricity and drainage.

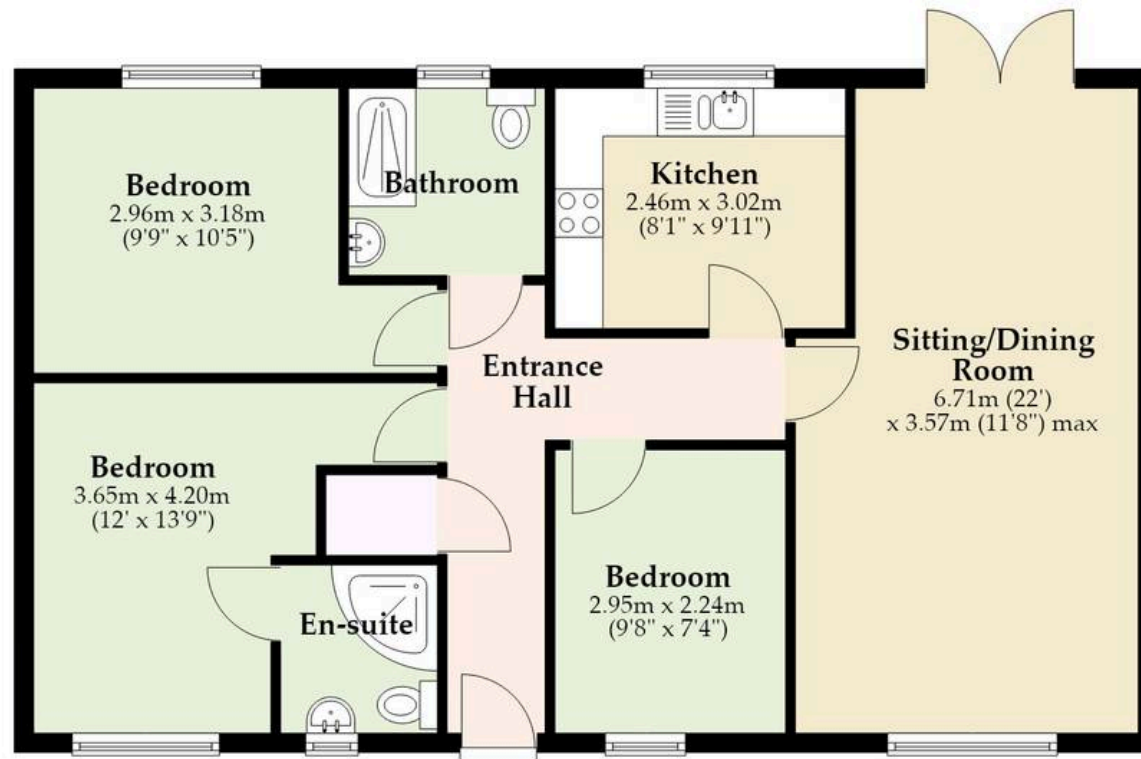
Council Tax Band: C



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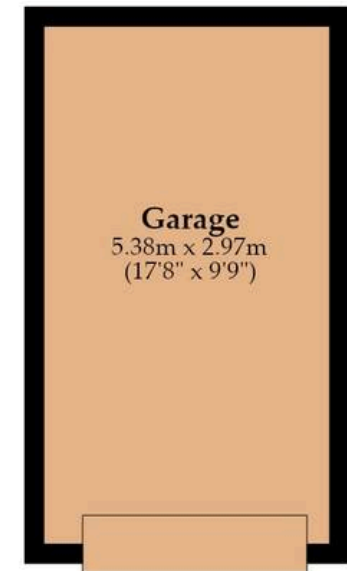
Ground Floor

Approx. 77.0 sq. metres (829.1 sq. feet)



Outbuilding

Approx. 16.0 sq. metres (172.2 sq. feet)



Total area: approx. 93.0 sq. metres (1001.3 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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