

33 Waters Lane, Hemsby

Minors & Brady

33 Waters Lane

Hemsby, Great Yarmouth

A substantial detached family home offering over 1,280 sq. ft. of versatile living space in a sought-after coastal village setting. Generous proportions run throughout the property, with an impressive 22ft sitting room, a separate dining room and a well-equipped kitchen providing excellent space for modern family life. Four comfortable bedrooms are arranged across the first floor, including a principal bedroom with its own en-suite shower room. Practical features such as a utility room, ground floor WC, detached garage and extensive storage further enhance the home's appeal. Situated within the popular village of Hemsby, close to local amenities, the Norfolk coastline and the Broads, this property perfectly combines space, convenience and lifestyle.

- Substantial detached family home extending to approximately 1,284 sq. ft. of well-balanced accommodation
- Impressive 22ft sitting room offering excellent space for entertaining, relaxation and family gatherings
- Separate dining room providing a versatile second reception space for formal dining or home working
- Agent's Note
  This property will be sold freehold and connected to oil-fired heating, mains water, electricity and drainage.
  Images have been digitally enhanced using Artificial Intelligence (AI) for illustrative and marketing purposes only. Furnishings, décor and other items shown may not be present at the property and may not accurately reflect the current condition, layout or scale of individual rooms.
  Prospective purchasers should satisfy themselves through physical inspection and the official sales particulars.

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The Location

Situated within a popular residential area of Hemsby, this location offers a superb balance of coastal living, everyday convenience and access to some of Norfolk's most attractive natural surroundings. Hemsby is particularly well known for its expansive sandy beach, impressive dunes and traditional seaside character, creating an appealing setting for both permanent residents and those seeking a home close to the coast. The village enjoys a strong sense of community and remains a popular destination throughout the year thanks to its blend of local amenities and relaxed coastal atmosphere.

Day-to-day needs are well catered for, with a range of amenities available within the village itself, including convenience stores, cafés, public houses, restaurants, takeaways and other local services. Larger supermarkets, retail outlets and national retailers can be found within nearby Great Yarmouth, providing a wider choice of shopping and leisure facilities. Residents also benefit from access to healthcare services, pharmacies and essential amenities within the surrounding area, ensuring practical conveniences are always within easy reach.

Families are well served by a selection of schooling options within Hemsby and the neighbouring villages, with primary education available locally and further secondary schooling available in Great Yarmouth and surrounding areas. The village environment, nearby recreational spaces and family-friendly surroundings continue to make the area popular with a wide range of buyers, from young families through to retirees.

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Waters Lane, Hemsby

Occupying a generous plot and extending to approximately 1,284 sq. ft., this substantial detached family home offers an impressive amount of internal space, combining large reception rooms, four well-proportioned bedrooms and practical everyday living. Designed with growing families in mind, the property provides versatile accommodation throughout, complemented by a detached garage and shared driveway access.

The property welcomes you via a central entrance hall, creating a natural flow through the ground floor accommodation. To one side, an exceptionally spacious living room stretches over 22ft in length, providing a superb setting for both everyday family life and entertaining guests. With ample space for multiple seating arrangements, this impressive reception room enjoys excellent proportions and offers flexibility to suit a variety of lifestyles.

Complementing the main sitting room is a separate dining room, creating a second reception space that is ideal for formal dining, family gatherings or even those requiring a dedicated work-from-home environment. The dual reception layout adds significant versatility and allows buyers to tailor the accommodation to their individual requirements.

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At the heart of the home lies the well-appointed kitchen, offering an abundance of fitted storage and extensive worktop space. Designed with practicality in mind, there is seemingly endless cupboard space for kitchen essentials, making it perfectly suited to busy family life. The adjoining utility room provides valuable additional storage alongside dedicated space for laundry appliances, helping to keep the main kitchen organised and clutter-free. A convenient ground floor WC further enhances the functionality of the layout.

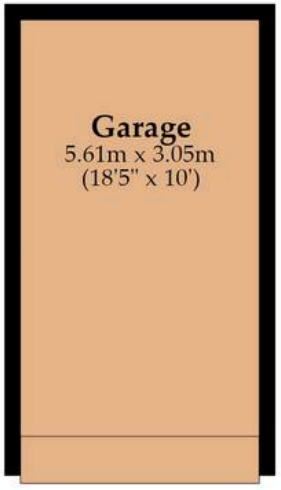
The first floor continues to impress with four bedrooms arranged around a central landing. The principal bedroom benefits from its own en-suite shower room, creating a comfortable private retreat. Three further bedrooms provide excellent accommodation for family members, guests or those requiring office space, with the remaining bedrooms all enjoying practical proportions and easy access to the family shower room.

Outside, the property continues to offer excellent practicality with a detached garage providing useful storage, workshop potential or secure parking. The home is approached via a shared driveway, offering convenient access while serving the wider development. The outside space complements the generous internal accommodation, creating a well-balanced family home with plenty of scope for modern living.

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Outbuilding

Approx. 17.1 sq. metres (184.2 sq. feet)



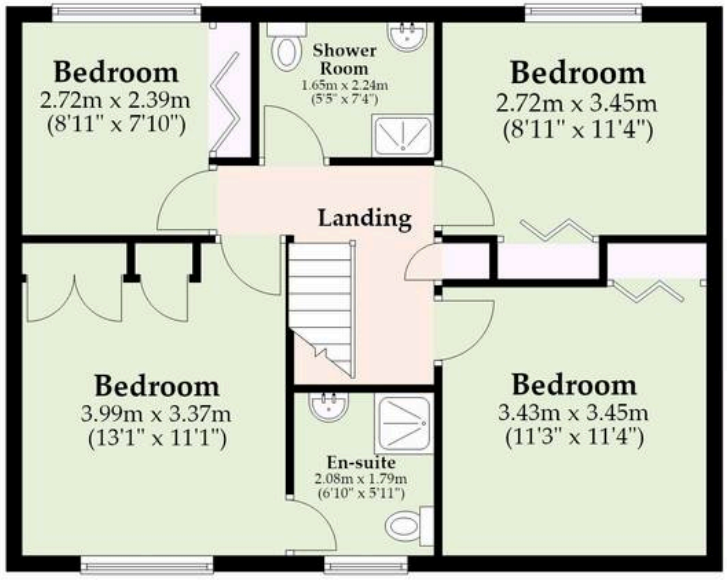
Ground Floor

Approx. 59.4 sq. metres (639.0 sq. feet)



First Floor

Approx. 59.9 sq. metres (644.8 sq. feet)



Total area: approx. 136.4 sq. metres (1468.0 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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Branch Partner



Meet *Sarah*
Senior Property Consultant



Meet *Jamie*
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Your home, our market

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