

Aldreds
Estate Agents

37 Fakes Road

Hemsby, Great Yarmouth, NR29 4JL

£60,000

1 1 1 D

37 Fakes Road

Hemsby, Great Yarmouth, NR29 4JL

Aldreds are pleased to offer this highly individual and stylish modern detached bungalow providing an open plan layout of accommodation comprising of an entrance lobby, open plan living room leading in to the quality fitted kitchen, large double bedroom and bathroom. Outside there is a driveway for car parking and an enclosed private sun trap courtyard garden. This superb property has most recently been run as a successful holiday let.

Entrance Hall

Part double glazed pvc entrance door, attractive LVT flooring and a cupboard which houses the electric fuse box and fitted shelving, door to:

Open Plan Living Room/Kitchen

Living Room Area

19'4" x 14'9" (5.90 x 4.50)

Superb living space with a vaulted ceiling offering a spacious and light room where you can sit in front of the multi fuel burner whilst watching the tv where all the power and tv cables are built into the wall with a wall mount point. There is quality wood effect LVT flooring, an air conditioning unit which also is an Air Source Heat Pump, loft access, double aspect double glazed windows, range of power points and USB points, open access in to:

Kitchen Area

10'7" x 8'0" (3.23 x 2.45)

A light and airy space with a superb white gloss fitted kitchen with wall and matching base units with black granite effect work surfaces over, single drainer one and a half bowl stainless steel sink unit with mixer taps, built in electric oven, four ring ceramic hob and extractor hood over, integrated fridge/freezer and dishwasher, metro tiling to walls, attractive wood effect LVT flooring, Velux double glazed sky light.

Bedroom

15'1" maximum x 14'1" maximum (4.61 maximum x 4.31 maximum)

Electric radiator, recessed spot lighting, tv point, double glazed window to front aspect, fitted carpet.















Bathroom

Luxury white suite comprising deep panelled bath, tiled shower cubicle with electric shower fitting, wall mounted wash basin, low level wc, corner built in storage with space and plumbing below for a washing machine, attractive flooring with under floor heating, chrome towel rail/ radiator.

Outside

The property is situated in a popular area with a quiet tucked away setting. Outside there are areas of sun trap patio and low maintenance shingle all enclosed by timber panelled and picket style fencing. There is also a large workshop/shed. Driveway parking.

Tenure

Freehold

Services

Mains water, electric and drainage.

Council Tax

Great Yarmouth Borough Council - Band 'A'

Location

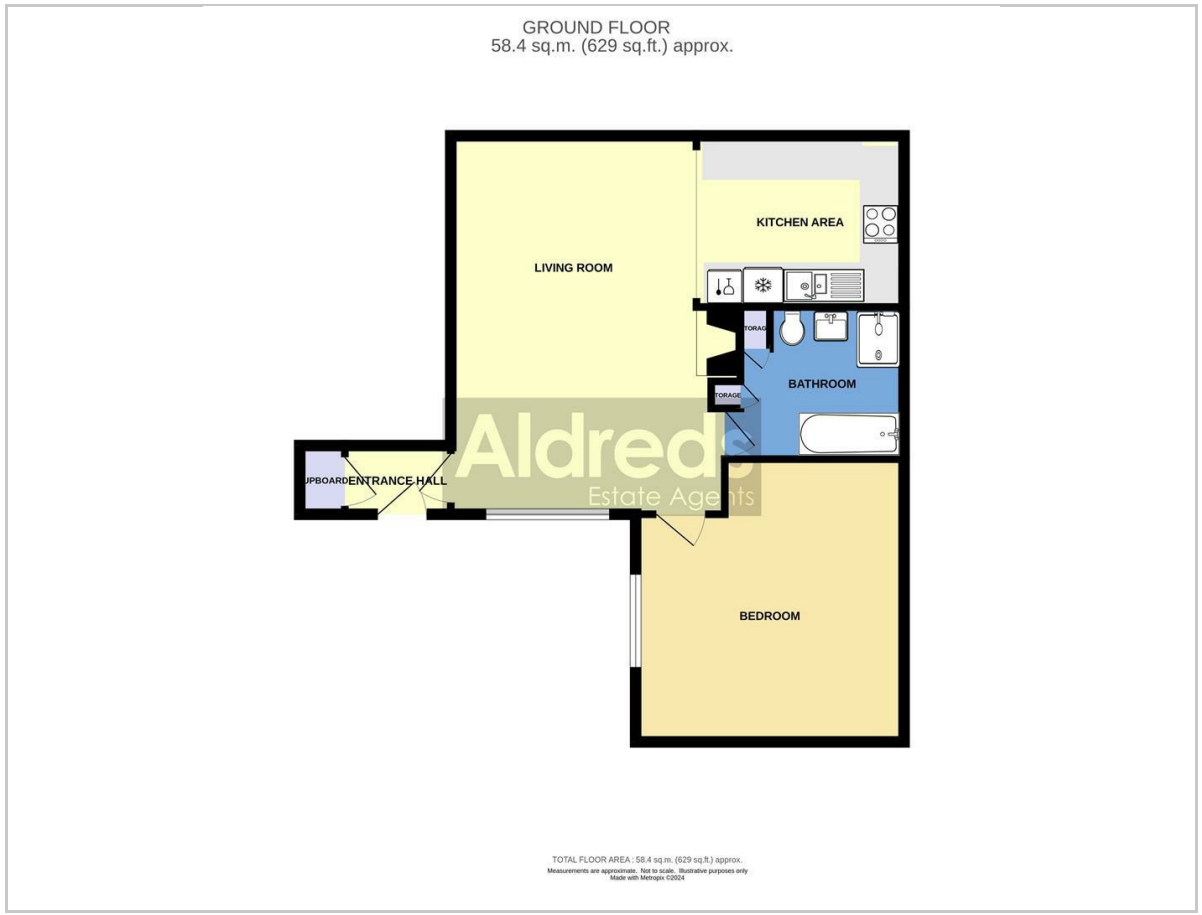
Located very close to the coast in Hemsby an area being monitored and suffering from coastal erosion. This property is on the Fakes Road area on the row of properties closest to the sea. Please see the illustration of projected coastal change based on latest datasets supplied by the Environment Agency (England and Wales) as at 17 January 2026. Buyers to make own enquiries.

Directions

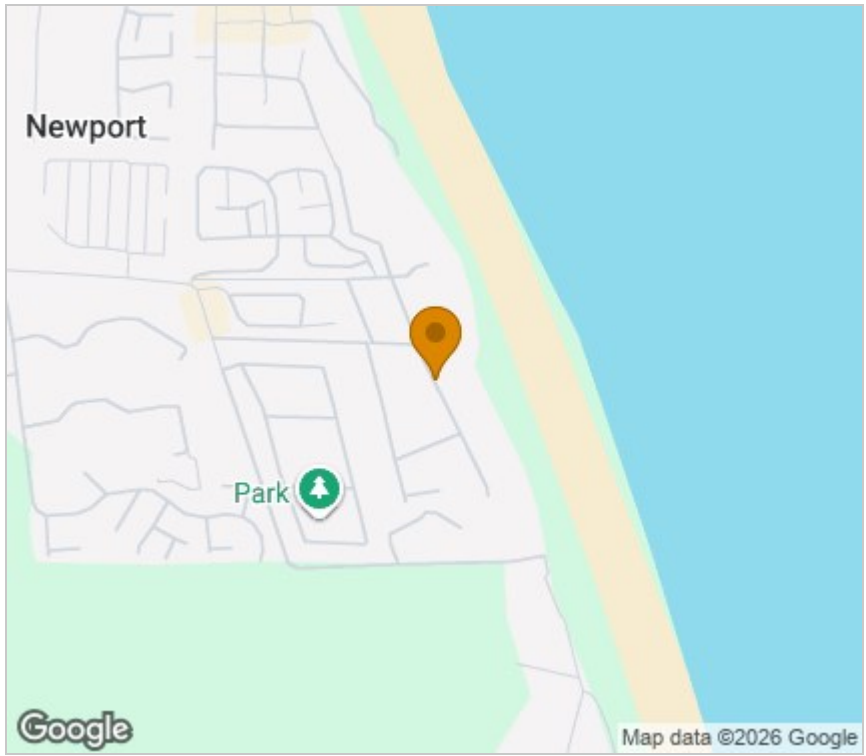
From the Yarmouth office head north along the A149 Caister Road, continue past the Yarmouth Stadium, at the roundabout turn left onto the Caister Bypass, continue over the next roundabout into Jack Chase Way, continue over the next roundabout into Scratby Road, continue into Yarmouth Road, turn right into Newport Road, continue towards the end of the road, turn left into Fakes Road and continue to the bottom before turning right and continue towards the end of the road where the property can be found part way down on the left hand side.

Ref: Y12886/10/26/CF

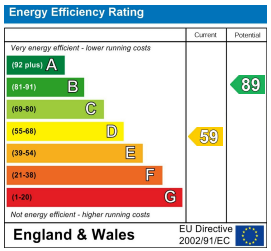
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Aldreds Great Yamouth Office on 01493 844891
if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.
Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ
Tel: 01493 844891 Email: yarmouth@aldreds.co.uk https://www.aldreds.co.uk/
Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ
Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA