

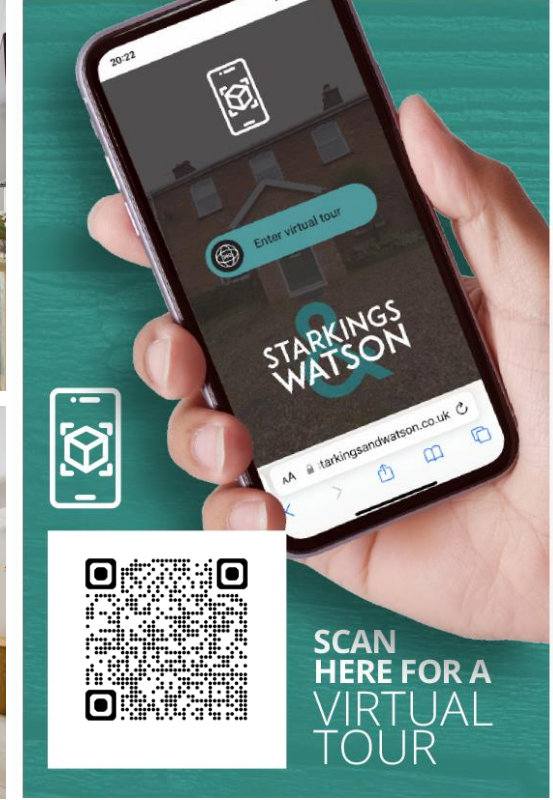
REYNOLDS LANE

# Potter Heigham, Great Yarmouth NR29 5LY

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01603 336116

# FOR SALE PROPERTY



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# STARKINGS & WATSON

- Detached Family Home
- Set Within 0.5 Acres (stms)
- Panoramic Field Views
- 16' Dual Aspect Sitting Room With Open Fire
- 25' Open Plan Kitchen/Dining Room
- Five Bedrooms
- Ample Off Road Parking
- Planning Approved for a Double Garage

#### IN SUMMARY

VENDOR FOUND! Set within 0.5 Acres of rural land (stms), this stunning DETACHED FAMILY HOME offers PANORAMIC FIELD VIEWS from all corners of the well maintained and PRIVATE rear garden, Offering a wealth of HIGH QUALITY fixtures and fittings internally, and boasting some 1915 Sq. Ft (stms) of accommodation, this immaculate home offers VERSATILITY and space on the ground floor with a DUAL ASPECT 16' SITTING ROOM with an OPEN FIRE, flawless 25' kitchen/dining room with INTEGRATED APPLIANCES and BI-FOLDING DOORS at the rear allowing for a free flowing feel, UTILITY ROOM, cloakroom and family room/playroom/home office. The first floor gives access to FIVE BEDROOMS with FOUR DOUBLE rooms all with a dual aspect and rolling field views with the main bedroom benefiting from an EN-SUITE BATHROOM and all having use of the family BATHROOM. The property is also being sold with a similarly pristine TWO BEDROOM caravan with full residential use and services creating a separate space.

#### SETTING THE SCENE

The property emerges from the farmed fields peacefully tucked behind five bar timber swinging gates and tall privacy giving hedges and trees to a slight elevation where a large shingle driveway can be found suitable for multiple vehicles. To the left of the property, there has been approved planning for a double garage to be erected if so desired.

#### THE GRAND TOUR

Stepping inside you are first met with the main lobby style entrance with carpeted flooring and all oak internal doors giving access to the living accommodation on the ground floor as well as a sizeable under

the stairs cupboard. Immediately to your left is the extremely versatile room currently serves as a study/gym, with wood effect flooring under foot and offers a variety of uses, being well-lit due to its dual aspect double glazed windows with the space leading through to the two piece cloakroom with tiled flooring and wall mounted radiator. Heading to your right as you enter you will first encounter the main sitting room, a generous dual aspect room complete with an open fire, perfect for enjoying those cosier winter nights. The property comes alive as you head beyond this room opening into the wonderfully inviting open plan kitchen/dining room with ceramic tiled flooring throughout the kitchen which flows around a large central island with extended wood work tops creating a sociable breakfast bar, ideal for family or entertaining guests featuring an integrated induction hob and an array of storage. The rest of the kitchen is finished with high quality built in appliances such as a fridge/freezer, dishwasher and dual ovens with ample wall and base mounted storage units and plinth level spot lighting for a more ambient feel. The rear of this room allows the outside space to be seamless integrated with the inside courtesy of large wall-to-wall bi-folding doors sitting just in front of the entertainment area with a fireplace and media wall making this the real hub of the home. Just behind the kitchen area is the useful utility room, with additional storage, space for a tumble dryer, plumbing for a washing machine and where the oil boiler can also be found. Heading to the first floor where a u-shape carpeted landing gives access to a large storage and airing cupboards, all five bedrooms and the three piece family bathroom, seamlessly finished featuring dual shower heads over the bath, vanity storage and a wall mounted heated towel rail. The main bedroom offers unrivalled views of the surrounding fields with three uPVC double glazed windows across a dual aspect allowing this room to bask in natural light whilst leaving an abundance of floor space for soft furnishings leading through to a very generous en-suite bathroom with a modern finish, radiator and frosted glass window to the side. Sitting adjacent is the second bedroom, only marginally smaller in size meaning this generous double bedroom also enjoys views over the rear garden and surrounding fields from its dual aspect setting. The smaller of the rooms can be found just off the landing to your right, currently serving as a second study, this smaller room would also make the perfect nursery, play room or single bedroom if so desired. The last two remaining double bedrooms sit towards the rear of the landing, both very similar in size with a dual aspect setting, both rooms allow for a double bed, additional storage solutions whilst still leaving floor space for manoeuvrability.



To arrange an accompanied viewing please call our Centralised Hub on **01603 336116**



**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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### THE GREAT OUTDOORS

The rear garden sprawls out into the surrounding fields with a tree lined boundary for privacy where two timber sheds can be found along with colourful flowering planting beds and hedges found in every corner of this space. The caravan adds a wonderful option to any large family with permission for full residency allowed for family dependants featuring all uPVC double glazed windows and full modern electric heating. Inside the property is similarly flawless in finish as the main residence featuring a sitting/dining room with electric fireplace and dining table, kitchen with an array of wall and base mounted storage giving way to an integrated microwave and dual oven with gas hob and extraction above. Beyond this, you will find the three piece shower room, with uPVC double glazed frosted glass window sitting opposite the first double bedroom, currently featuring two single beds and ample storage solutions whilst the larger of the double bedrooms can be found at the very end of the accommodation, with a large double bed, an array of built in storage and en-suite two piece cloakroom.

### OUT & ABOUT

The property occupies a prominent position within Potter Heigham, a sought after waterside Broadland village lying on the banks of the River Thurne which gives access via the Bure to the Norfolk Broads. Potter Heigham has its own post office/village stores, Lathams department store and public houses/restaurants. There is a bus service to the Broads capital of Wroxham which lies within seven miles, the city of Norwich fourteen miles and the busy coastal resort of Great Yarmouth twelve miles.

### FIND US

Postcode : NR29 5LY

What3Words : ///animate.contoured.sitting

### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

### AGENTS NOTE

The property is being sold with a two bedroom caravan on site in brilliant condition. The caravan has had full permission and has special licensing for full residency for a dependant of the family. There is full plumbing to this dwelling, LPG gas bottles and full electricity wired in. The owners have expressed that if a purchaser does not wish to purchase this as part of their deal, they would consider discussions to reflect this.

The property has approved planning for a double garage to be erected as part of the planning to extend the home which has already been carried out, there is currently full electricity cabled under the ground to this spot already.

**GIRAFFE 360**

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

(1) Excluding balconies and terraces:

**Approximate total area<sup>m</sup>**  
 1915.55 ft<sup>2</sup>  
 177.96 m<sup>2</sup>

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