



Reynolds Lane, Potter Heigham - NR29 5LY



Reynolds Lane

Potter Heigham, Great Yarmouth

Tucked away in the Norfolk countryside with rolling FIELD VIEWS to both the front and rear, this SEMI-DETACHED BUNGALOW has undergone an extensive recent extension and renovation by the current owners to present an attractive yet welcoming feel. A 2022 updated modern SHOWER ROOM is accompanied by a separate WC accessed externally as part of the recent extension which also created a flawless 17' KITCHEN with INTEGRATED APPLIANCES, a wide range of storage and skylight above the main floor space. Sat just in front of this, is the sitting room complete with WOOD BURNER while TWO DOUBLE BEDROOMs occupy the front of the property overlooking farmed fields. The garage has been extended and altered to create a GARAGE/WORKSHOP with electric roller door to the front and EXTERNAL HOME OFFICE.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Semi-Detached Bungalow
- Rolling Field Views To the Front & Rear
- Comprehensive Rear Extension
- 2022 Fitted Shower Room & WC
- 17' Kitchen With Ample Storage
- Two Double Bedrooms
- Generous Rear Garden
- Driveway & Converted Garage/Workshop & Office

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.

SETTING THE SCENE

Traveling down this country lane with rolling fields to your right hand side, the property will emerge through an opening on your left to give way to a generously sized shingle driveway suitable for parking of multiple vehicles whilst through a five bar swinging timber gate access can be found to the front of the home and garage beyond.



THE GRAND TOUR

Once inside, the central hallway splits to allow access into all living accommodation as well as a separate airing cupboard and newly renovated shower room complete with a fully tiled surround, walk in shower unit and vanity storage. Sitting adjacent to this room is the first of the double bedrooms with all carpeted flooring laid underfoot and newly installed radiators below the uPVC double glazed windows at the front. The second bedroom sits next door again with rolling field views to the front of the property. This room also benefits from generous built in wardrobes and additional storage with all carpeted flooring laid underfoot leaving room for a large double bed. The main living space comes in the form of a welcoming and good sized sitting room housing a wood burner within the corner on a state tiled hearth, ideal for those cosier winter evenings. This room is conducive to a choice of layouts of soft furnishings due to its size and space. The rear of the home has been extended and completely modernized by the current owners to offer a bright and well finished kitchen with all wooden worktops giving way to a range of base mounted storage units, leaving plumbing for the washing machine and space for an integrated induction hob with extraction above. The adjacent side of the kitchen houses multiple floor to ceiling storage cupboards handling all of your storage needs and dual eye level ovens integrated within this space also.

FIND US

Postcode : NR29 5LY

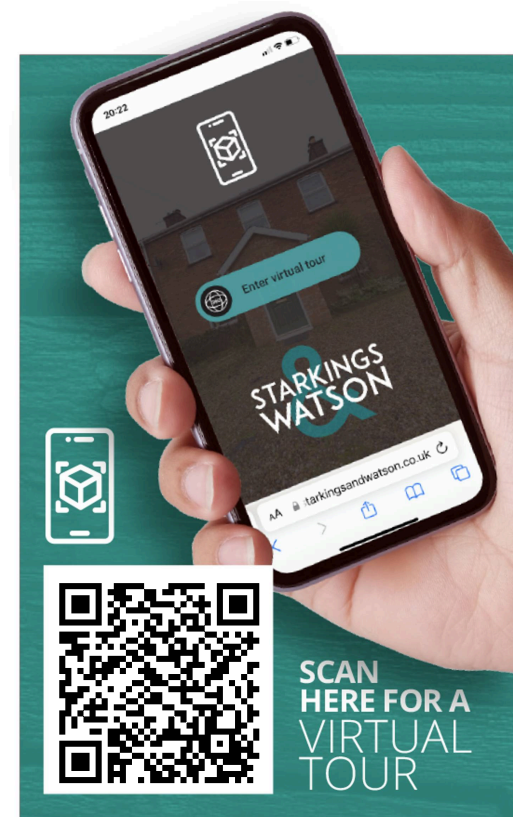
What3Words : ///cemented.winning.danger

VIRTUAL TOUR

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

AGENTS NOTE

The property falls under part of a section 157 covenant. The s157 restriction requires that a prospective purchaser must have lived or worked in Norfolk for at least three years (without a break) at the date of purchase. In the case of joint purchasers only one of the purchasers needs to have lived or worked in Norfolk for three years before their purchase.







THE GREAT OUTDOORS

Initially, as you leave and turn to your left, a newly installed WC can be found just off from the kitchen as part of the extension in front of the rolling doors for the garage. Stepping beyond a utility shed currently housing the tumble dryer, an entrance to the rear takes you into the garage which has been fully converted and insulated with electric to offer a home office working space at the very rear and a garage/workshop space to the front. As you head down the gardens, you will pass mature shrubs and borders until you reach the rear where an additional three timber sheds and glass greenhouse can be found with uninterrupted field views beyond.

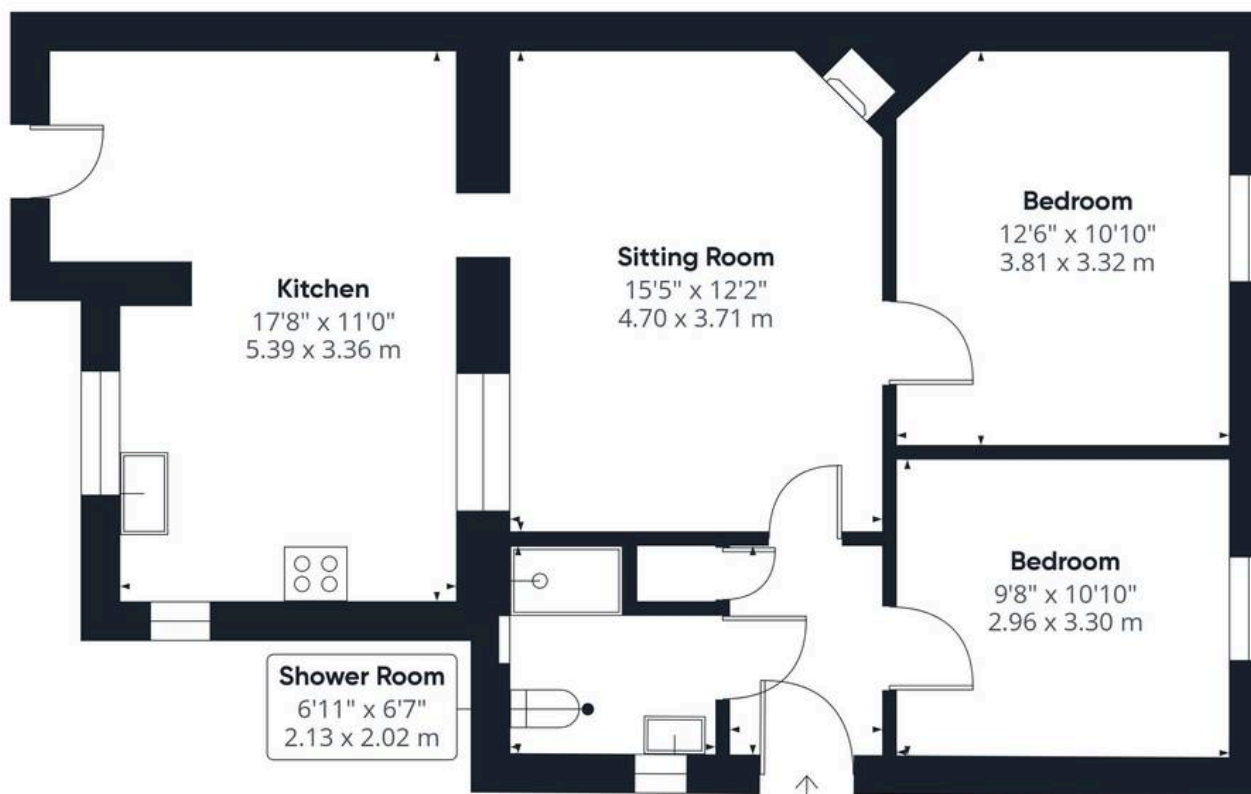
Driveway

4 Parking Spaces

Garage

Single Garage





Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1028.6 ft²

95.56 m²

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

Roxburgh House, Rosebery Business Park Mentmore Way - NR14 7XP

01603 336116 • centralisedhub@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

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