

Aldreds
Estate Agents



3 Blacksmith Lane, Happisburgh, NR12 0QT

£325,000





£325,000

3 Blacksmith Lane

Happisburgh, NR12 0QT

- Spacious Detached Bungalow
- Conservatory
- Multi Fuel Stove
- Superb views of Happisburgh Church
- Internal Viewing Highly Recommended
- Three Bedrooms
- Oil Central Heating
- Ample Off Road Parking & Garage
- Popular Coastal Village
- No Onward Chain

We are delighted to offer this extremely well presented detached bungalow, situated in a pleasant non estate position within the popular coastal village of Happisburgh. The accommodation comprises of an entrance porch, hallway, lounge/diner, kitchen, conservatory, bathroom and three bedrooms. The property benefits from uPVC sealed unit double glazed windows, oil central heating and a multi fuel stove in the lounge. There are well maintained gardens to the front and rear along with ample off road parking and a brick built garage. Early internal viewing is highly recommended to appreciate this nicely located property.



Entrance Porch

Part obscure glazed Upvc Entrance Door, tiled flooring, power points, cloaks cupboard, glazed door to:

Inner Hall

Radiator, power points, telephone point, airing cupboard housing immersion heater within foam dipped tank, thermostat control, loft access and doors leading off:

Kitchen 8'7" x 8'3" plus alcove (2.64m x 2.52m plus alcove)

Rear inward facing windows and stable style door to Conservatory, Velux window to rear aspect. Part tiled walls and floor, a range of fitted kitchen units with rolled edge work surface, stainless steel sink drainer with mixer tap, power points, electric cooker point, stainless steel chimney extractor, integrated slim line dishwasher





Lounge/Diner 21'2" x 12'5" at max (6.47m x 3.81m at max)
Upvc windows to front and side aspects, two radiators, multi fuel burner on tiled hearth, power points, television point, serving hatch from Kitchen, glazed French doors giving access to:

Conservatory 21'3" x 9'7" (6.5m x 2.93m)
Upvc sealed unit double glazed construction on a brick built base with a pitched polycarbonate roof, glazed French doors and additional side door giving access to rear garden. Tiled flooring radiator, power points, lighting, fitted work surface, plumbing for washing machine, oil fired boiler.

Bedroom One 11'10" x 9'0" at max (3.63m x 2.76m at max)
Front facing Upvc window, radiator, power points.

Bedroom Two 10'2" x 8'6" at max (3.11m x 2.61m at max)
Front facing Upvc window, radiator, power points.

Bedroom Three 9'1" x 7'8" (2.77m x 2.36m)
Rear facing Upvc window, radiator, power points.

Directions

From Aldreds Stalham office proceed along St Johns Road turning left onto Brumstead Road. Continue towards Walcott at the crossroads signposted Happisburgh, turn right and follow this North Walsham Road into the village. Turn left just after the Fishmogers into Blacksmith Lane where the property can be found at the end of the road on the right hand side, located by our 'For Sale' board.



Shower Room

Rear facing obscure glazed Upvc window, white suite comprising a large shower cubicle with panelled surround, fixed screen and electric shower over, hand wash basin with mono block tap within vanity unit, low level w.c. with enclosed cistern, heated towel, ventilation.

Outside

The property occupies a generous corner plot position, with ample parking to front shingled area and driveway to side, leading to brick built single garage with front facing up and over door, power and lighting. The front and rear gardens are well maintained with laid to lawn areas with a variety of planting and shrubbery, close board panel fencing to boundaries. Service access to rear of garage, lean to timber shed, Upvc oil storage tank to side. The rear garden benefits from an attractive aspect with views towards Happisburgh Church of St Mary the Virgin.

Energy Performance Certificate (EPC)

Rating: tbc

Council Tax

North Norfolk District Council. Band 'B'

Tenure

Freehold

Services

Mains water, electric & drainage

Location

The attractive North Norfolk coastal village of Happisburgh is dominated by the tower of St Marys Church and well known for the famous Lighthouse. Local facilities include a Shop/Post Office, Pre/Primary School and Public House. The small Broadland town Stalham is approximately five miles away with a full range of facilities including a Tesco Supermarket, Doctors Surgery, Library and High School.

Reference

PJL/S9771



Floor Plans



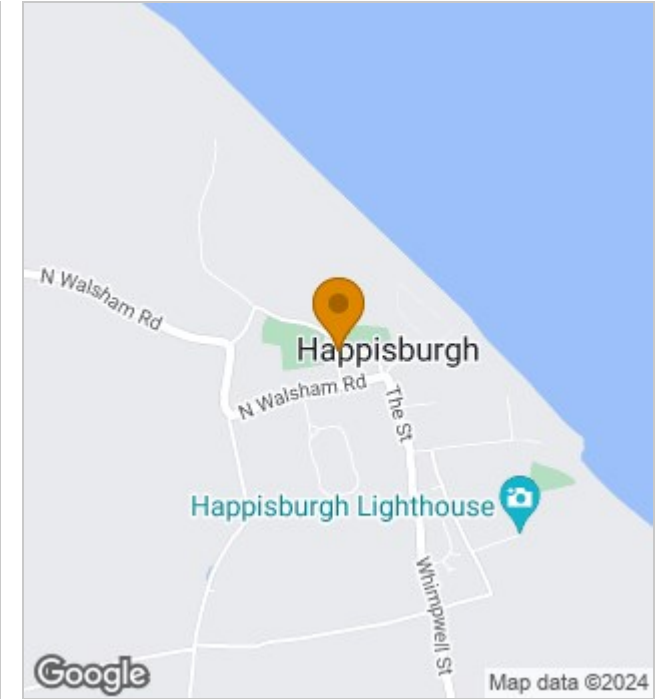
Viewing

Please contact our Aldreds Stalham Office on 01692 581089 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.

Location Map



Energy Performance Graph

