

Aldreds
Estate Agents



Old Carr Chapel Lane, Potter Heigham, NR29 5LS

£495,000



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£495,000

Old Carr Chapel Lane

Potter Heigham, NR29 5LS

- Spacious Extended Bungalow
- Impressive Open Plan Kitchen/Dining/Living Room
- 'In and Out' Style Driveway with lots of Additional Parking Space
- Oil Central Heating
- Sought After Broadland Village
- Four Bedrooms
- Generous Grounds of Approx 0.62 Acre (stms)
- Wonderful Rural Location
- Garden Office
- Must View to Appreciate!

Aldreds are delighted to offer this spacious four bedroom detached bungalow sitting in grounds of approximately 0.62 acre (subject to measured survey). Nicely refurbished and extended by the current owners, this beautifully located property offers generous accommodation including an impressive open plan living space with vaulted ceiling, backing on the rear garden which offers a tremendous countryside backdrop. The delightful grounds are mainly laid to lawn with a range of mature tree planting, a lovely garden deck, accessed from the living area and a hugely spacious 'in and out' style driveway with additional shingled space to the front, ideal for boat or caravan storage. Within the garden is a timber store and a garden office. The property offers oil fired central heating and uPVC windows throughout. Early internal viewing is highly recommended to appreciate this impressive property, located in such a lovely Broadland location.



Entrance Hall

Part glazed composite entrance door with glazed side panels, wall lighting, two loft accesses, radiator, power points, doors leading off;

Open Plan Kitchen / Dining / Living Room

Kitchen Area 12'7" x 9'2" (3.86m x 2.8m)

With a range of modern kitchen units with work surface and upstand, space for an American style fridge-freezer, integrated electric double oven, induction hob, stainless steel chimney extractor, dishwasher, stainless steel sink with mono bloc tap, integrated breakfast bar, open plan access to;

Living Area/Dining Area 18'9" x 15'4" (5.74m x 4.68m)

An impressive room with vaulted ceiling with roof lights to ether side aspect, two pairs of French doors with glazed side panels leading to timber decking onto rear garden with views towards the garden and beyond, power points, television point, two radiators.





Bedroom 1 15'0" x 11'5" (4.58m x 3.49m)

Window to front aspect, power points, radiator, timber fireplace surround with tiled inset and tiled hearth.

Bedroom 2 12'7" x 11'3" (3.84m x 3.45m)

Window to front aspect, radiator, power points.

Bedroom 3 16'3" x 9'0" (4.97m x 2.76m)

Window to front aspect, radiator, power points, television point.

Bedroom 4 12'8" x 9'1" (3.88m x 2.77m)

Window to rear aspect, radiator, built-in cupboard, power points, television point.

Utility Room 11'5" x 5'8" (3.49m x 1.74m)

Window to rear aspect, radiator, power points, plumbing for washing machine.

Bathroom

Bath with shower panelled surround and electric shower over, hand wash basin within a fitted vanity storage unit, low level w.c., ventilation, heated towel rail, tiled flooring.

Directions

From Aldreds Stalham Office proceed along the A149 towards Great Yarmouth. On arrival at Potter Heigham turn left into Station Road, proceed to the T-junction with School Road & Church Road. Turn left into School Road and proceed to the end of the road, turn sharply right into Green Lane, continue along Green Lane before turning right into Chapel Lane where the property can be located at the end of the road on the left hand side.



Outside

The property is approached with a spacious 'in and out' style driveway with a large parking area to the side, ideal for boat or caravan storage. To the side of the property is a timber garden store with power and to the rear, is a spacious timber deck with lawned grounds beyond with a variety of tree planting and shrubbery with a garden office off the deck. The garden offers a variety of mature tree planting and has a drainage dyke to the back and right hand side boundaries.

Services

Mains water, electric and drainage.

Council Tax

North Norfolk District Council - Band: C.

Energy Performance Certificate (EPC)

EPC Rating: to be confirmed.

Location

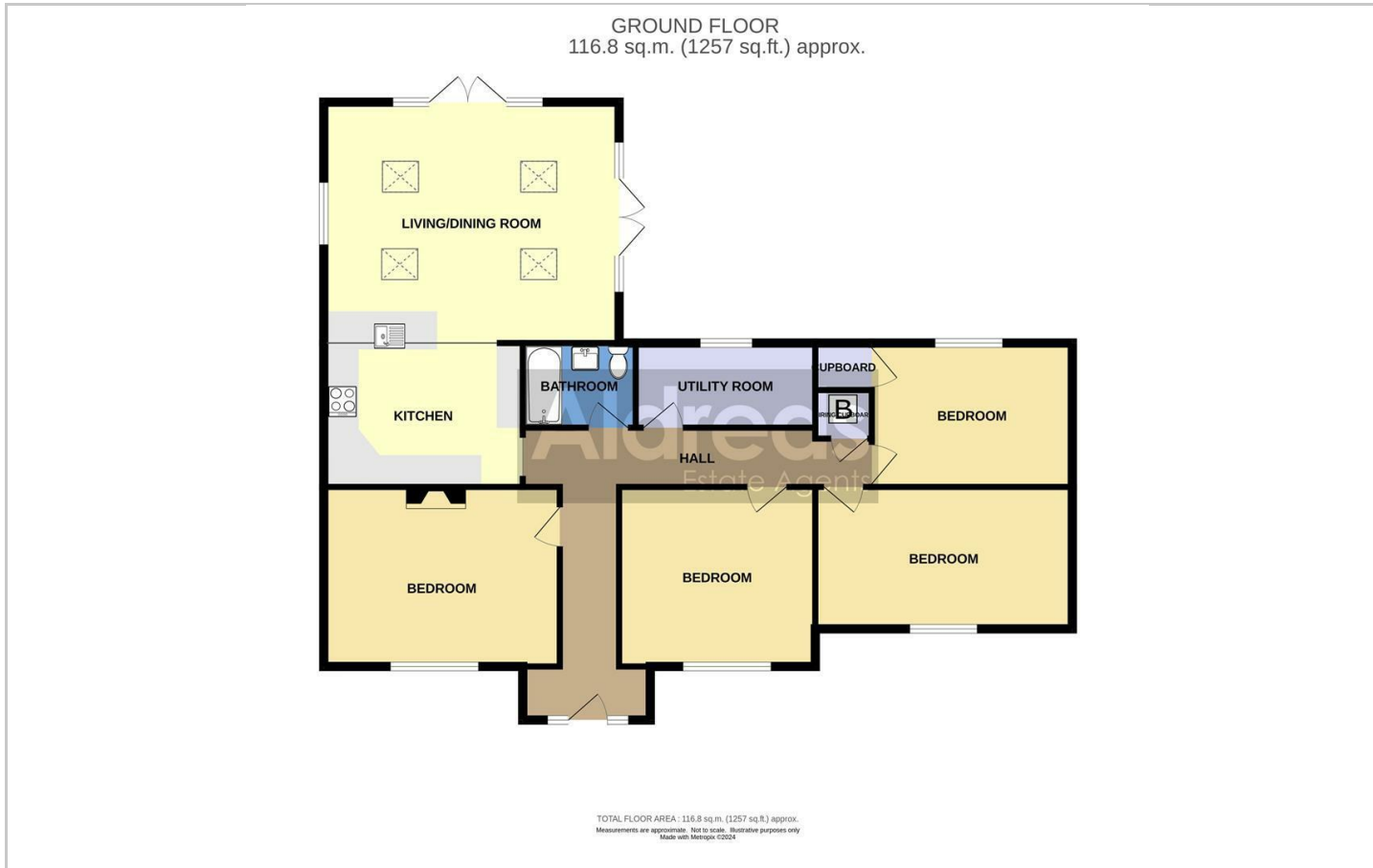
Potter Heigham is a well known Broadland village with a famous ancient bridge over the River Thurne, approximately twelve miles from Great Yarmouth to the South East. Village amenities include a Post Office, a selection of shops, cafe, fish and chips outlet, boat yards and a bus service which operates to Great Yarmouth and the Fine City of Norwich.

Reference

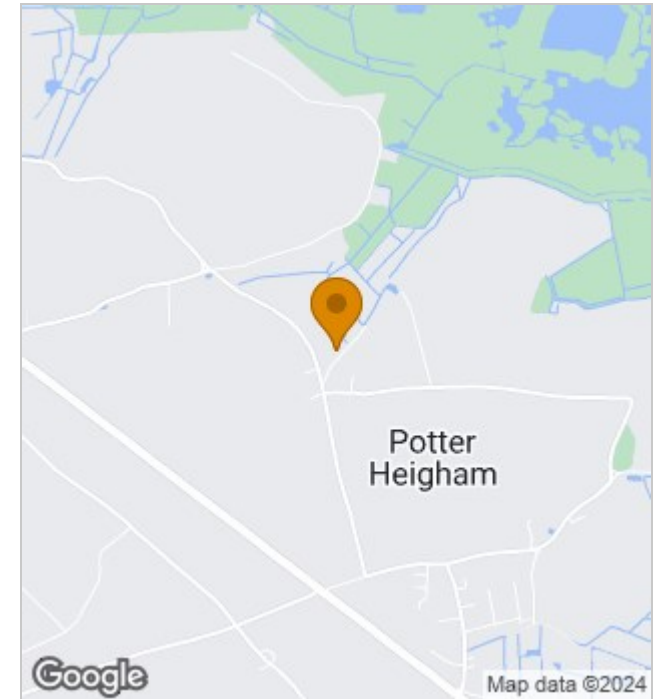
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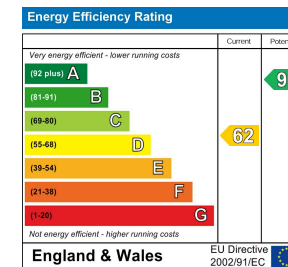
Floor Plans



Location Map



Energy Performance Graph



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

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55 High Street, Stalham, Norfolk, NR12 9AH
Tel: 01692 581089 Email: stalham@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA