

Aldreds
Estate Agents



11 St. Nicholas Way, Potter Heigham, NR29 5LG

Guide Price £240,000



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11 St. Nicholas Way

Potter Heigham, NR29 5LG

- Semi Detached Bungalow
- Two Receptions
- Generous Rear Garden
- Popular Broadland Village
- Be Quick to View!
- Two Bedrooms
- Spacious Entrance Hall
- uPVC SUDG Windows
- Driveway Parking
- No Onward Chain

Guide Price £240,000 - £250,000. Aldreds are pleased to offer this two bedroom semi detached bungalow, located in the popular Broadland village of Potter Heigham. The accommodation offered includes a spacious entrance hall with potential for a study area, lounge, two bedrooms, bathroom and a kitchen opening into a spacious open plan garden/dining room backing directly onto the rear garden. Outside, there is driveway parking and a generous rear garden. Offered with no onward chain, early internal viewing is highly recommended.



Entrance Hall

A spacious hallway with part glazed entrance door with part glazed side panels, window to rear, built-in storage cupboard, doors leading into;

Lounge 13'5" x 10'2" (4.1m x 3.1m)

Window to front aspect, power points, television point, feature brick fireplace.

Open Plan Kitchen Dining Garden Room 22'7" x 6'6" (6.88m x 1.98m)

Plus additional kitchen area. Fitted with a range of modern kitchen units with work-top over, tiled splash backs, sink with drainer and mixer tap, built-in electric hob, oven and extractor, plumbing for washing machine, built-in fridge/freezer, step up to raised floor area, sliding doors from bedroom two, glazed doors to garden, heated towel rail.

Bedroom 1 9'10" x 9'10" (3m x 3m)

Window to front aspect, power points.





Bedroom 2 8'6" x 6'10" (2.6m x 2.1m)

Sliding doors to garden / dining room, power points.

Bathroom

White suite comprising panelled bath with mixer tap with shower attachment over and electric shower over, low level w.c., pedestal hand wash basin. heated towel rail, obscure glazed inward facing window.

Outside

The property is approached via a shingle driveway with parking, lawned front garden. To the rear there is a generous garden enclosed by close board panel fencing, lawned area and well stocked borders, patio area, timber shed and summerhouse.

Tenure

Freehold.

Council Tax

North Norfolk District Council - Band: B.

Services

Mains water, electric and drainage.

Directions

From Aldreds Stalham office, proceed towards Great Yarmouth along the A149, upon reaching the village of Potter Heigham turn left into Station Road, turn right onto St Nicholas Way, then turn left where the property is on the left hand side located by our 'For Sale' board.



Energy Performance Certificate (EPC)

Rating: 'E'

Location

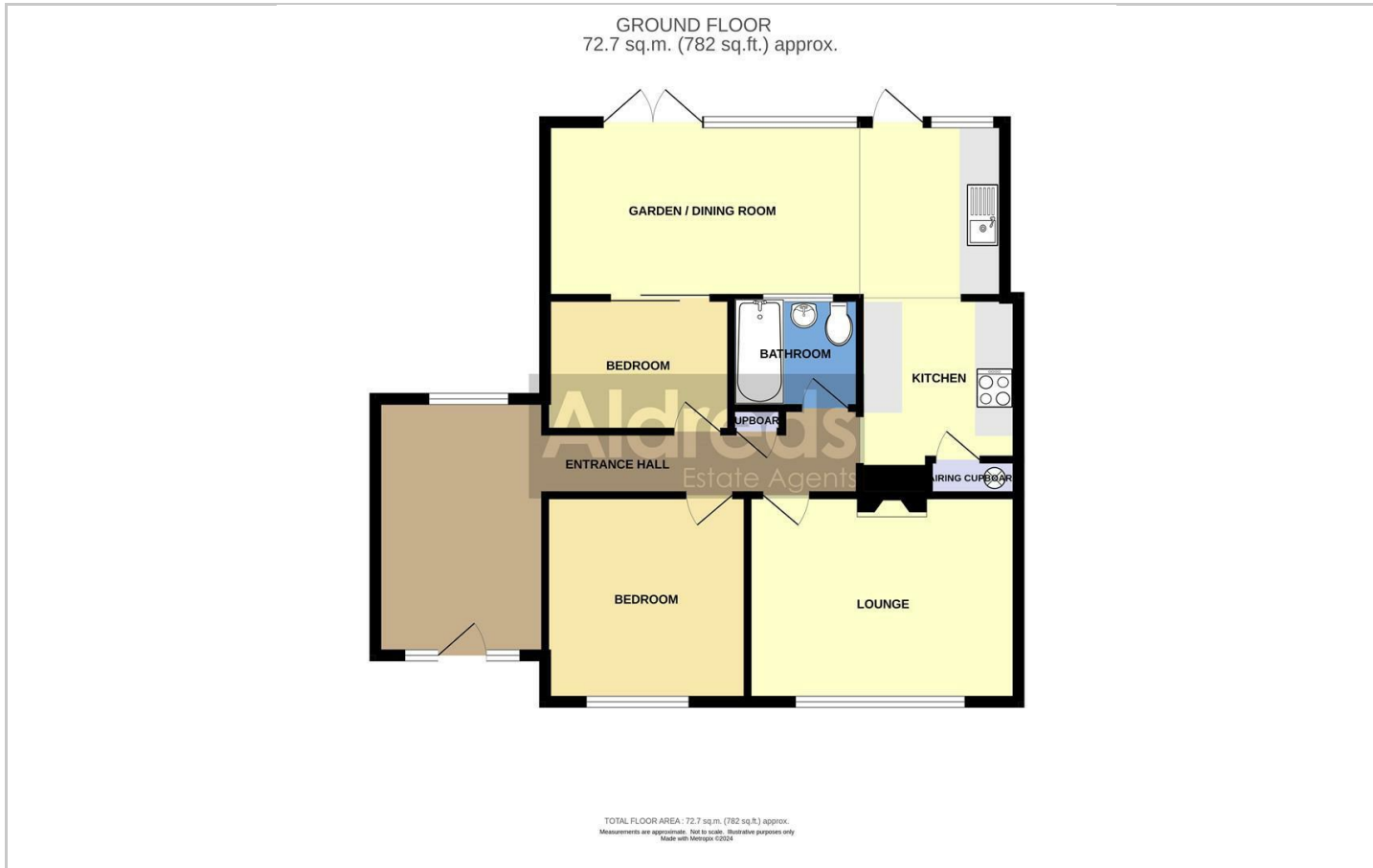
Potter Heigham is a well known Broadland village with a famous ancient bridge over the River Thurne, approximately twelve miles from Great Yarmouth to the South East. Village amenities include a Post Office, a selection of shops, cafe, fish and chips outlet, boat yards and a bus service which operates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

Reference

S9794/PJL



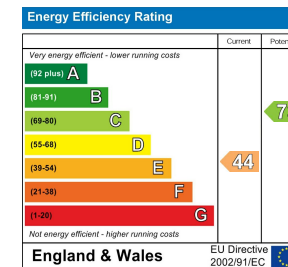
Floor Plans



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.

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