

Aldreds
Estate Agents



2 Victoria Cottage 43 Church Road, Potter Heigham NR29 5LL

£275,000



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2 Victoria Cottage 43 Church Road Potter Heigham, NR29 5LL

- Spacious Three Bedroom Period Property
- Lounge with Multi Fuel Stove
- Delightful Garden Backing Onto Open Farmland
- Spacious Kitchen/Diner
- Delightful Rural Village Location
- Flexible Accommodation
- Electric Central Heating
- Off Road Parking
- Ground Floor Bedroom Three/Sitting Room
- Early Internal Viewing Is Strongly Recommended

Aldreds are pleased to offer this delightful three bedroom semi detached house located in a lovely rural position within the popular Broadland village of Potter Heigham. This attractive property offers accommodation including an entrance hall, lounge, spacious kitchen/diner, sitting room/ground floor bedroom three, ground floor bathroom, store room, two first floor bedrooms and a walk-in wardrobe off the landing. The property offers electric central heating, uPVC sealed unit double glazed windows, off road parking and a delightful cottage style garden backing onto open farmland. Internal viewing is highly recommended to appreciate this lovely Broadland property.



Entrance Hall

Part glazed uPVC entrance door with glazed side panel, radiator, tiled flooring, doors leading off;

Sitting Room/Ground Floor Bedroom 3 14'6" x 7'7" (4.44m x 2.33m)

Window to front aspect, radiator, power points, door into store room.

Lounge 14'1" x 10'10" (4.3m x 3.32m)

Window to front aspect, radiator, power points, brick built fireplace surround with multi fuel stove on a tiled hearth, inset shelving to either side of the chimney with wall lighting, door giving access to;

Kitchen/Diner 15'11" x 14'1" (4.86m x 4.3m)

A lovely spacious room with window to rear, radiator, stairs to first floor landing, a range of Shaker style kitchen units with solid wood work surface, tiled splash back, stainless steel double sink with mixer tap, corner free standing multi fuel range cooker with stainless steel chimney extractor over, cupboard housing electric boiler for central heating, plumbing for washing machine, door giving access to;





Hallway

Part glazed door to rear garden, doors leading off;

Store Room 8'3" x 5'2" (2.54m x 1.59m)

A handy storage space with a loft access, inter-connecting door into ground floor bedroom/sitting room.

Bathroom 9'11" x 5'3" (3.04m x 1.61m)

Rear facing obscure glazed window, wood panelled ceiling with inset LED ceiling lighting, tiled flooring, fitted unit with storage, enclosed cistern with low level w.c., hand wash basin with mirror over, panelled P-shaped bath with shower attachment over and shower screen, heated towel rail.

First Floor Landing

Loft access, door leading off;

Bedroom 1 10'9" x 9'9" (3.29m x 2.98m)

Window to rear aspect allowing a delightful view across the rear garden to open farmland beyond, radiator, power points, television point, cupboard housing hot water cylinder with immersion heater.

Bedroom 2 10'2" x 8'10" reducing to 7'10" (3.11m x 2.71m reducing to 2.4m)

Window to front aspect, radiator, power points.

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 right onto Church Road, where the property can be found a short way along on the left hand side, located by our FOR SALE board.



Dressing Room 7'1" x 5'2" (2.16m x 1.58m)

Potential to create an additional bedroom with the addition of natural light.

Outside

The property offers a spacious shingle driveway to the front with mature hedgerow and close board panel fencing to boundaries. To the rear of the property is a delightful well stocked garden, beautifully landscaped and laid to lawn with a variety of well stocked planting, timber garden shed. Towards the end of the garden, there is a natural wilding area which backs directly onto open farmland.

Tenure

Freehold.

Services

Mains water, electric and drainage.

Council Tax

North Norfolk District Council - Band: B

Energy Performance Certificate (EPC)

EPC Rating: E.

Location

Potter Heigham is a well known Broadland village situated on The River Thurne, approx 12 miles from Great Yarmouth to the South East and approx 16 miles to the fine city of Norwich . Village amenities include a Post Office, selection of shops, cafe, fish & chip shop, boat yards and a bus service which operates to Great Yarmouth and Norwich.

Reference

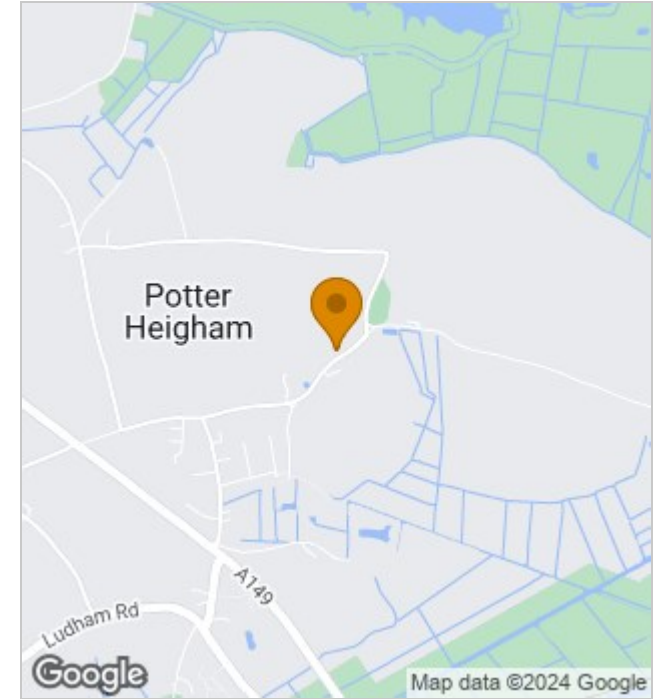
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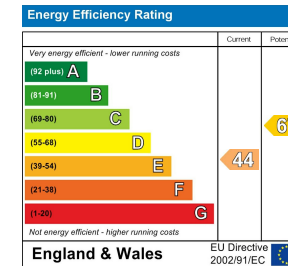
Floor Plans



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.

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