

Aldreds
Estate Agents



Elan Whimpwell Green, Happisburgh, NR12 0AJ

£320,000



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£320,000

Elan Whimpwell Green

Happisburgh, NR12 0AJ

- Spacious Detached Bungalow
- Generous Mature Gardens
- Oil Fired Central Heating
- Popular Coastal Village
- Potential To Improve & Modernise
- Three Bedrooms
- Driveway Parking With Two Garages
- Attractive Farmland Views
- Offered With No Onward Chain
- Early Internal Viewing Highly Recommended

Aldreds are delighted to offer this spacious three bedroom detached bungalow situated in a pleasant position within the inland rural Hamlet of Whimpwell Green, Happisburgh. This attractive bungalow occupies a generous plot with lovely open farmland views to the rear. Offering much potential for further improvement and modernisation, the accommodation offered includes an entrance porch, hallway, lounge, dining room, three bedrooms, bathroom, kitchen and conservatory. The property offers oil fired central heating, driveway parking and two garages. Offered with no onward chain, early internal viewing is highly recommended to appreciate.



Entrance Porch 9'7" x 5'9" (2.93m x 1.76m)

Glazed to front and side aspects with a glazed entrance door, radiator, tiled flooring, power points, glazed door giving access to;

Hallway

Radiator, cloaks cupboard, loft access, power points, telephone point, doors leading off;

Lounge 15'10" x 13'10" (4.83m x 4.22m)

Front facing window overlooking the attractive front gardens, inward facing side window, two radiators, power points, brick built fireplace surround with a pamment tiled hearth, brick built television corner plinth with inset shelving, archway to dining room, door giving access to;

Bedroom 2 13'3" x 11'5" (4.04m x 3.5m)

Window to front aspect, radiator, power points.

Dining Room 13'5" x 9'4" at max (4.11m x 2.87m at max)

Sliding patio door to side aspect, radiator, inset fitted shelving, sliding door giving access to;





Directions

From Aldreds Stalham office proceed along St Johns Road, turning left at the junction with Brumstead Road continue for approx 2 miles, turn right signposted Happisburgh and Lessingham, turn right at the 'T' junction, turn left signposted Happisburgh Common and continue towards the village of Happisburgh. At the T-junction, turn right into Whimpwell Green, where the property can be found a short way along on the left hand side, located by our 'For Sale' board.

Kitchen 13'4" x 8'4" (4.08m x 2.56m)

Glazed door from hallway, tiled flooring, a range of fitted kitchen units with edged work surface and tiled splash backs, stainless steel sink drainer with mixer tap, integrated electric oven, gas hob and extractor, breakfast bar, radiator, airing cupboard housing hot water cylinder with immersion heater, oil fired boiler for hot water and central heating, door giving access to;

Conservatory/Utility 9'3" x 7'11" (2.82m x 2.42m)

Glazed to front, side and rear aspects, part glazed door to garden, pitched Polycarbonate roof, tiled flooring fitted work surface and wall cupboards, wall lighting, power points, plumbing for washing machine.

Bedroom 1 12'6" reducing to 10'11" x 11'4" (3.83m reducing to 3.35m x 3.46m)

Window to front aspect, radiator, power points.

Bedroom 3 12'7" reducing to 10'11" x 10'5" (3.84m reducing to 3.33m x 3.18m)

Power points, radiator, glazed sliding patio doors giving access to;



Rear Porch 7'3" x 4'5" (2.22m x 1.35m)

Glazed to side and rear aspects with a pitched Polycarbonate roof, door giving access to rear garden, tiled flooring, power points.

Bathroom

Two obscure glazed windows to rear aspect, fully tiled walls, white suite comprising of low level w.c., hand wash basin within a fitted vanity storage unit, panelled bath with electric shower over and shower screen, radiator, fitted wall mounted cupboard.

Outside

The property occupies a tremendous mature plot with a shingled driveway extending to the side of the property to an adjoining garage with front facing up and over door with a gate to side giving access to a further garage into the rear garden. The front garden is laid to lawn and nicely enclosed with mature hedgerows to boundaries, with a variety of well stocked shrubbery and tree planting. To the rear of the property is a generous garden with a selection of mature planting and shrubbery to borders, garden pond and patio areas, the rear garden backs onto open farmland allowing an attractive, far reaching farmland view.

Tenure

Freehold

Services

Mains water, electric and drainage.

Council Tax

North Norfolk District Council - Band: C

Energy Performance Certificate (EPC)

EPC Rating: to be confirmed.

Location

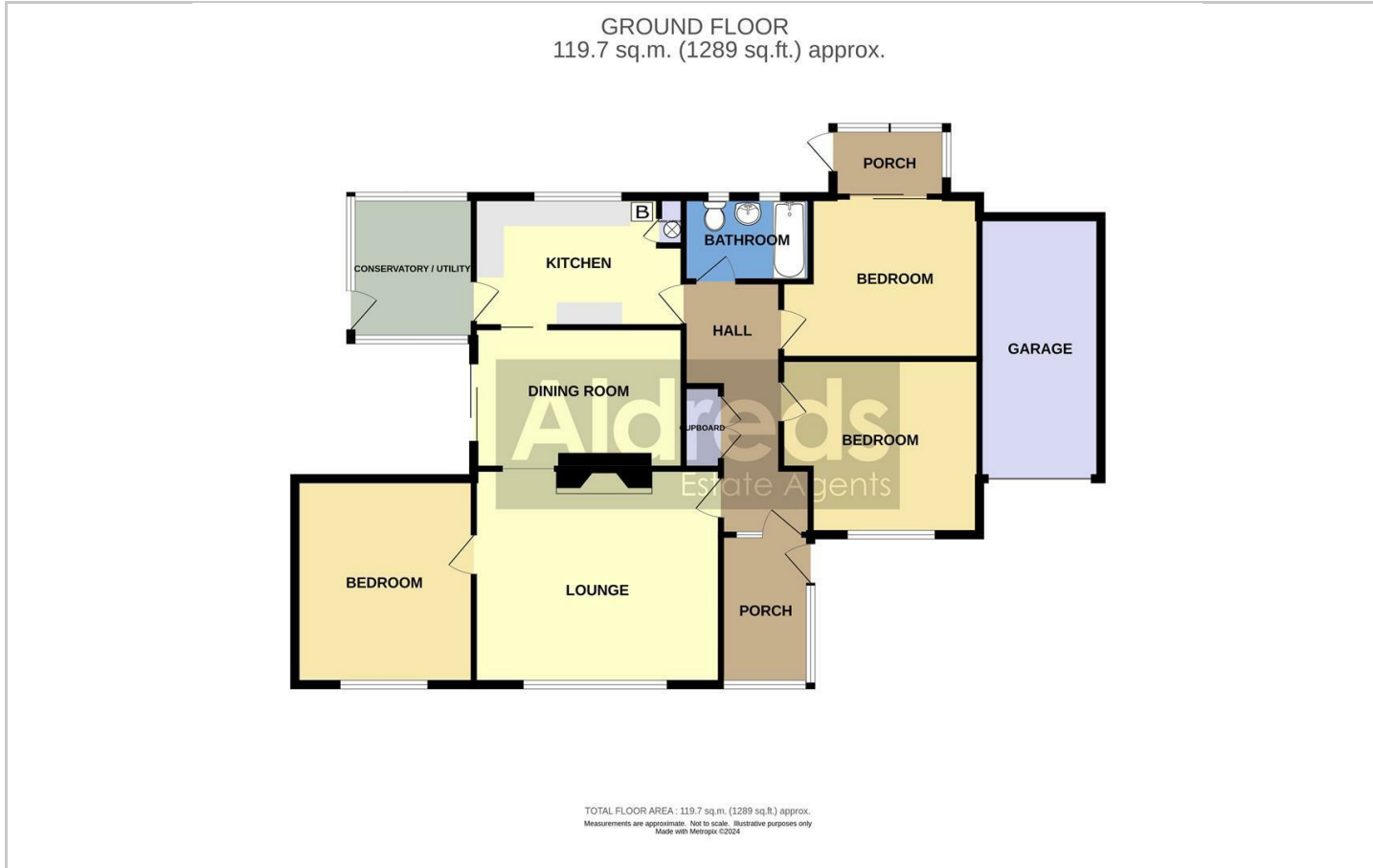
Whimpwell Green lies just inland to the South of Happisburgh, near to beach access at Cart Gap. The attractive North Norfolk coastal village of Happisburgh is dominated by the tower of St Marys Church and well known for the famous Lighthouse. Local facilities include a Shop/Post Office, Pre/Primary School 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

S9820/PJL



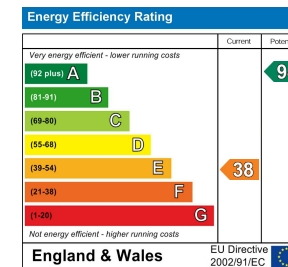
Floor Plans



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.

Disclaimer

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