



The Spinney Blacksmith Lane, Happisburgh, Norwich, NR12 0QT

Offers In Excess Of £375,000



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The Spinney Blacksmith Lane

Happisburgh, Norwich, NR12 0QT

- Coastal Village
- Ensuite
- Oil Central Heating
- Kitchen
- Driveway
- Three/Four Bedroom
- Bathroom
- Conservatory
- Gardens
- Double Garage

With generous gardens and a large driveway leading to double garage, Aldreds are delighted to offer this well presented & extended three/four bedroom detached bungalow. The property has an entrance porch, entrance hall, lounge, conservatory, kitchen, sitting room/bedroom 4, utility room/sun room, master bedroom with ensuite, two further bedrooms and a family bathroom. Oil central heating & double glazing.



Entrance Porch

Door to front, double glazed windows to both sides.

Entrance Hall

Cupboard.

Lounge 13'5" x 11'1" (4.11 x 3.38)

Double glazed window to side aspect, radiator, double glazed French doors to:-

Conservatory 9'8" x 8'10" (2.95 x 2.7)

Double glazed French doors to garden, brick based with sealed unit double glazing, radiator.

Kitchen 12'5" x 10'7" (3.81 x 3.25)

Base & wall units with worktops. solid fuel fired range, double glazed window to rear aspect, door to rear, electric hob, electric oven, part tiled wall, sink with drainer.

Master Bedroom 12'1" x 11'5" (3.7 x 3.5)

Double glazed window to front aspect, radiator, door to





Ensuite Shower Room

Shower in cubicle, low level WC, hand basin, part tiled walls, heated towel rail.

Bedroom 2 11'5" x 8'2" (3.5 x 2.5)

Double glazed window to rear aspect, radiator.

Bedroom 3 12'1" x 7'9" (3.7 x 2.37)

Double glazed window to front aspect, radiator.

Sitting Room/Bedroom 4

Radiator, door to

Sun Room/Utility Room 11'3" x 6'10" (3.45 x 2.1)

Door to garden, double glazed windows to both sides, two skylights, plumbing for washing machine.

Bathroom

Part tiled walls, panel bath, hand basin, low level WC, opaque double glazed window to rear aspect, heated towel rail.

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 on the right hand side.



Outside

To the front of the property there is a large shingle driveway leading to timber double garage (5.8 x 5.8), the garage has twin doors and benefits from power & light. The front garden is mainly lawned with paved & brick weave patio, two timber sheds. To the rear of the property is a good sized lawned garden with bushes & shrubs, shingle patio, oil tank, timber shed.

Tenure

Freehold

Services

Mains water, electricity, drainage.

Council Tax

Band B

Energy Performance Certificate (EPC)

EPC Rating: D.

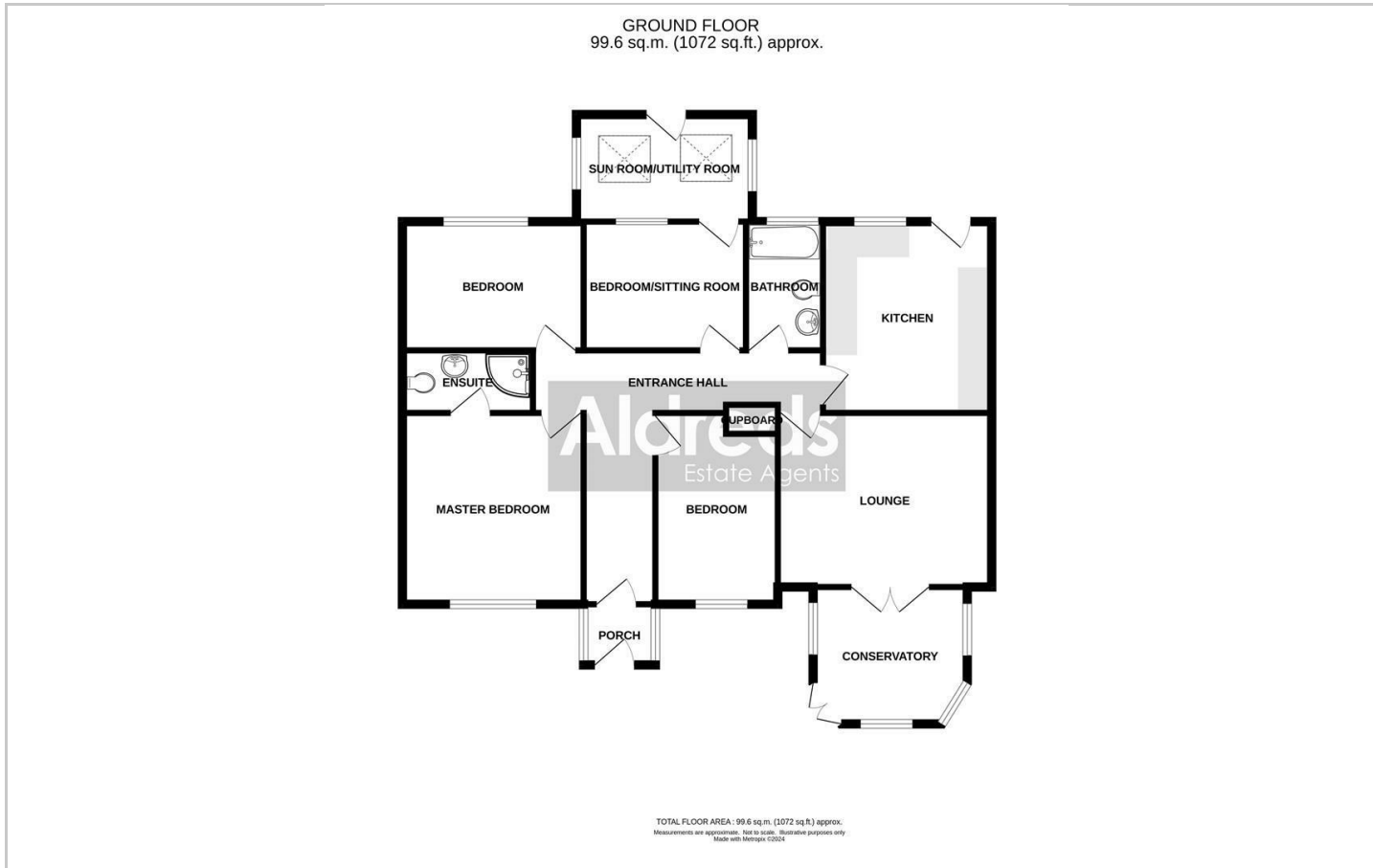
Location

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

S9843

Floor Plans



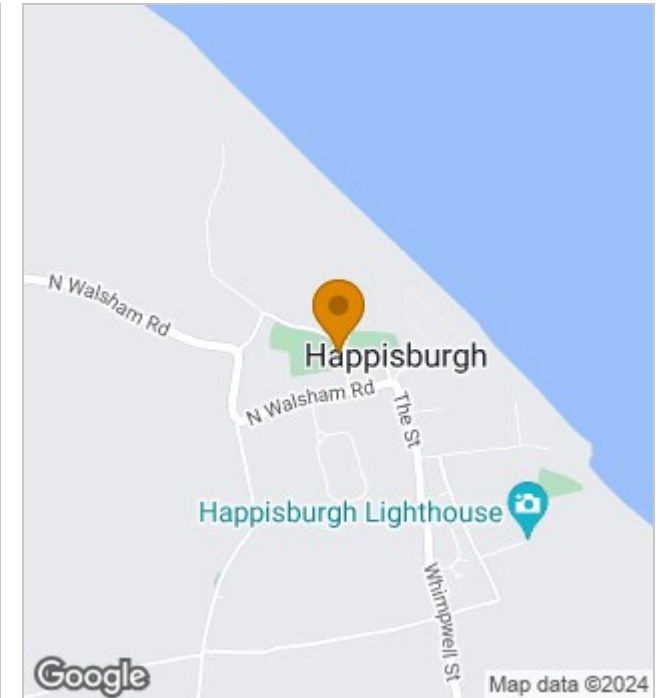
Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

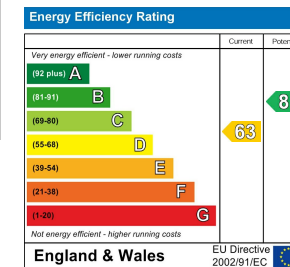
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Location Map



Energy Performance Graph



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