

**Aldreds**  
Estate Agents



5 The Paddock, Happisburgh, NR12 0PU

Offers In Excess Of £210,000









# 5 The Paddock

Happisburgh, NR12 0PU

- Extended Semi Detached Bungalow
- Open Plan Kitchen / Dining Room
- Well Presented Throughout
- Driveway Parking
- Popular Coastal Village
- Two Double Bedrooms
- Modern Fitted Kitchen with Appliances
- Controllable Electric Heating with Storage Heaters
- Generous, Enclosed Garden
- Offered with No Onward Chain

Aldreds are pleased to offer this extended two bedroom semi detached bungalow, located in a pleasant position within the popular coastal village of Happisburgh. This well presented property offers accommodation including an entrance hall, open plan kitchen/dining room, lounge, bathroom and two double bedrooms with the main bedroom offering French doors opening out to the rear garden. The property offers controllable electric heaters with some storage heaters and uPVC SUDG windows. Previously operated as a holiday let, the majority of the contents are available by separate negotiation, should any potential buyer wish to purchase as a holiday home/let. Early internal viewing is highly recommended to appreciate this well appointed property.



## Entrance Hall

Part obscure glazed uPVC entrance door with glazed side panel, open fronted cloaks cupboard, doorway to kitchen, door giving access to;

## Lounge 14'9" x 11'10" (4.51m x 3.61m)

Window to front aspect, fireplace with a timber mantle and tiled inset, power points, television point, inset LED ceiling lighting, storage heater, door to inner hallway.

## Open Plan Kitchen/Diner

## Kitchen Area 9'6" x 8'3" (2.9m x 2.54m)

With a range of modern fitted kitchen units with rolled edge work surface and upstands, stainless steel sink drainer with mixer tap, integrated electric oven, ceramic hob and extractor, integrated washing machine, pantry cupboard with electric fuse board, tiled flooring, open plan access to;





### Dining Area 11'3" x 7'0" (3.44m x 2.14m)

A triple aspect room with windows to front and side, part glazed door to rear garden, tiled flooring, power points, television point, wall mounted controllable electric heater.

### Inner Hall

Storage heater, loft access, door leading off;

### Bedroom 1 12'10" x 11'9" at max (3.93m x 3.59m at max)

Window and glazed French doors to rear aspect opening to patio, airing cupboard with hot water cylinder with immersion heater, power points, wall mounted controllable electric heater.

### Bedroom 2 9'6" x 9'6" (2.92m x 2.91m)

Window to rear aspect, power points, fitted wardrobe.

### Bathroom 6'3" x 5'6" (1.92m x 1.69m)

Obscure glazed window to side aspect, fully tiled walls and floor, white suite comprising of panelled bath with electric shower over, shower screen, hand wash basin within a fitted storage unit, low level w.c., wall mounted controllable electric heater, ventilation.

## Directions

From Aldreds Stalham office proceed along St Johns Road turning left onto Brumstead Road, proceed towards Walcott turning right at the crossroads sign posted Happisburgh, continue into the village passing the village school and general store on the right hand side, turn left into Beach Road and immediately turn right into Lighthouse Lane. The property can be found a short way along on the right hand side, located by our 'For Sale' board.





## Outside

The property is approached via a shingled driveway opening up to the front of the property providing parking space for two cars and potential for a third space to the very front. A timber gate gives access to the side of the property, leading to a a generous rear garden, nicely enclosed by timber panel fencing to boundaries and predominately laid to lawn with a variety of shrubbery and planting and timber garden shed. There are two patio areas to the rear of the property taking advantage of the west, south westerly aspect, external lighting and water supply.

## Furniture, Fixtures & Fittings

Most of the furniture, fixtures and fittings are available by seperate negotiation.

## Tenure

Freehold.

## Services

Mains water, electric and drainage.

## Council Tax

North Norfolk District Council - the property is currently business rated for holiday letting purposes. Formerly a 'B' band.

## Energy Performance Certificate (EPC)

EPC Rating: to be confirmed.

## Location

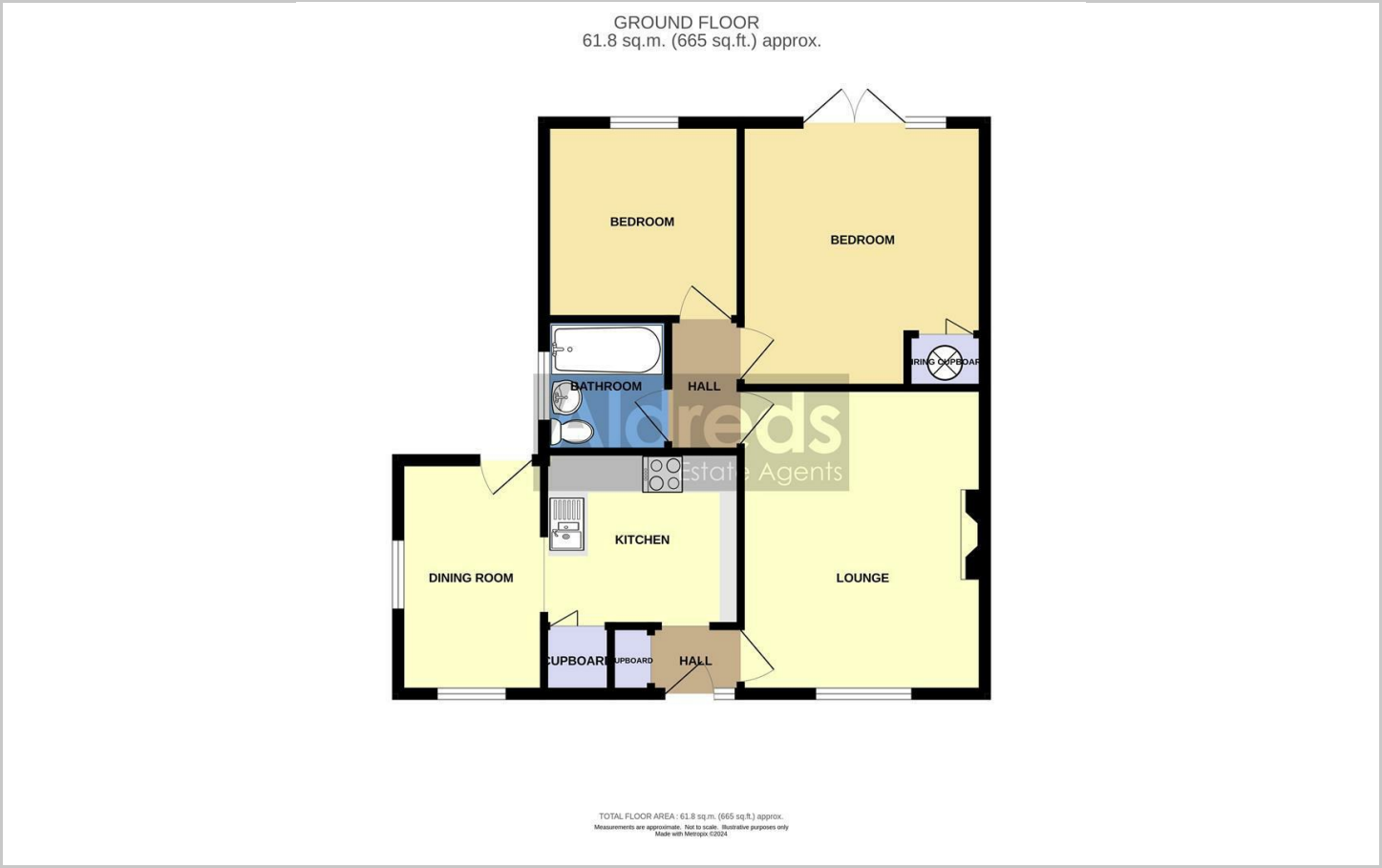
The attractive North Norfolk coastal village of Happisburgh is dominated by the tower of St Marys Church and well known for the famous Lighthouse. Local facilities include a village Shop, Pre/Primary School and Public House. The small Broadland town Stalham is approximately five miles away with a full range of facilities including a Tesco Supermarket, Doctors Surgery, Library and High School.

## Reference

PJL/S9883



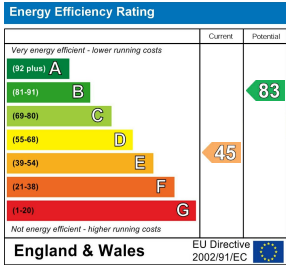
Floor Plans



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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