

Aldreds
Estate Agents



Seahorses Beach Road, Sea Palling, Norwich, NR12 0AL

£450,000



3



2



2



C



£450,000

Seahorses Beach Road

Sea Palling, Norwich, NR12 0AL

- Popular Coastal Village
- Attractive Views
- Three Bedrooms
- Large Kitchen
- Oil Central Heating & Solar Panels
- Approx 0.43 of an acre
- Detached
- Two Bathrooms
- Garage
- Offered With No Onward Chain

A fantastic opportunity to purchase this spacious detached coastal home sitting on approx. 0.43 of an acre with beautiful south facing views towards Waxham village and church. On the ground floor there is an entrance hall, two reception rooms, conservatory, kitchen/breakfast room, bedroom three and a shower room. The first floor has two good sized bedrooms and a large bathroom. Access to large eaves loft area. Oil central heating, sealed unit double glazing and solar panels. The gardens are majority laid to lawn with a sweeping driveway leading to a large garage. There is also a brick shed and timber sheds. Offered with no onward chain.



Entrance Hall

Entrance door, stairs to first floor landing, built-in wardrobe, radiator, doors leading off;

Lounge 18'10" x 13'11" (5.75m x 4.26m)

Brick fireplace, three double glazed window, double glazed French doors to garden, radiator, door to;

Dining Room 12'6" x 9'7" (3.82m x 2.94m)

Double glazed window, radiator, door from entrance hall.

Conservatory 10'11" x 9'2" (3.35m x 2.8m)

Brick based with double glazing, French doors to garden.

Kitchen 15'1" x 12'6" (4.6m x 3.82m)

Fitted with a range of base and wall units with worktops, breakfast bar, electric hob, electric oven, two double glazed windows, one and a half bowl sink with drainer, plumbing for washing machine, sink, door to garden, radiator, part tiled walls, door from entrance hall.





Directions

From Aldreds Stalham proceed along St Johns Road turning right onto Brumstead Road. At the 'T' junction turn left onto Ingham Road and follow this road through Ingham passing The Swan Public House on the right hand side, proceed towards Sea Palling bearing round the right hand bend, turn right at the junction, proceed into the village of Sea Palling, turn left into Beach Road and proceed along Beach Road where the property can be located on the right hand side.

Ground Floor Bedroom 3 10'4" x 8'0" (3.17m x 2.45m)

Double glazed window, radiator.

Shower Room 6'4" x 6'4" (1.95m x 1.95m)

Shower in cubicle, low level WC, hand basin, opaque double glazed window to side aspect, tiled walls, radiator.

First Floor Landing

Spacious and galleried, double glazed window, door to large eaves storage (5.7m x 3.7m) with power and light.

Bedroom 1 15'7" x 12'5" (4.77m x 3.8m)

Views across fields towards Waxham, built in wardrobes, double glazed window, radiator.

Bedroom 2 15'7" x 11'5" (4.77m x 3.5m)

Double glazed window, radiator.

Bathroom 12'6" x 7'1" (3.82m x 2.17m)

Corner bath, bidet, hand basin, low level WC, two Velux windows, part tiled walls, storage cupboard, radiator.



Outside

The property sits on an overall plot of around 0.43 of an acre of majority lawned gardens. To the front there is a sweeping driveway leading to garage (7m x 3.5m) with power & light. Electric car charger. To the rear there are attractive views across fields towards Waxham village and church. The rear garden is lawned with a large shingle bed. Flower beds. Brick shed/study (3.1m x 3.1m) with light and multiple power points, two timber sheds, oil tank, external oil boiler, patio.

Agents Note

The radio mast in the garden is owned by the seller and is being removed when they move out.

Tenure

Freehold

Services

Mains water, electricity, drainage

Council Tax

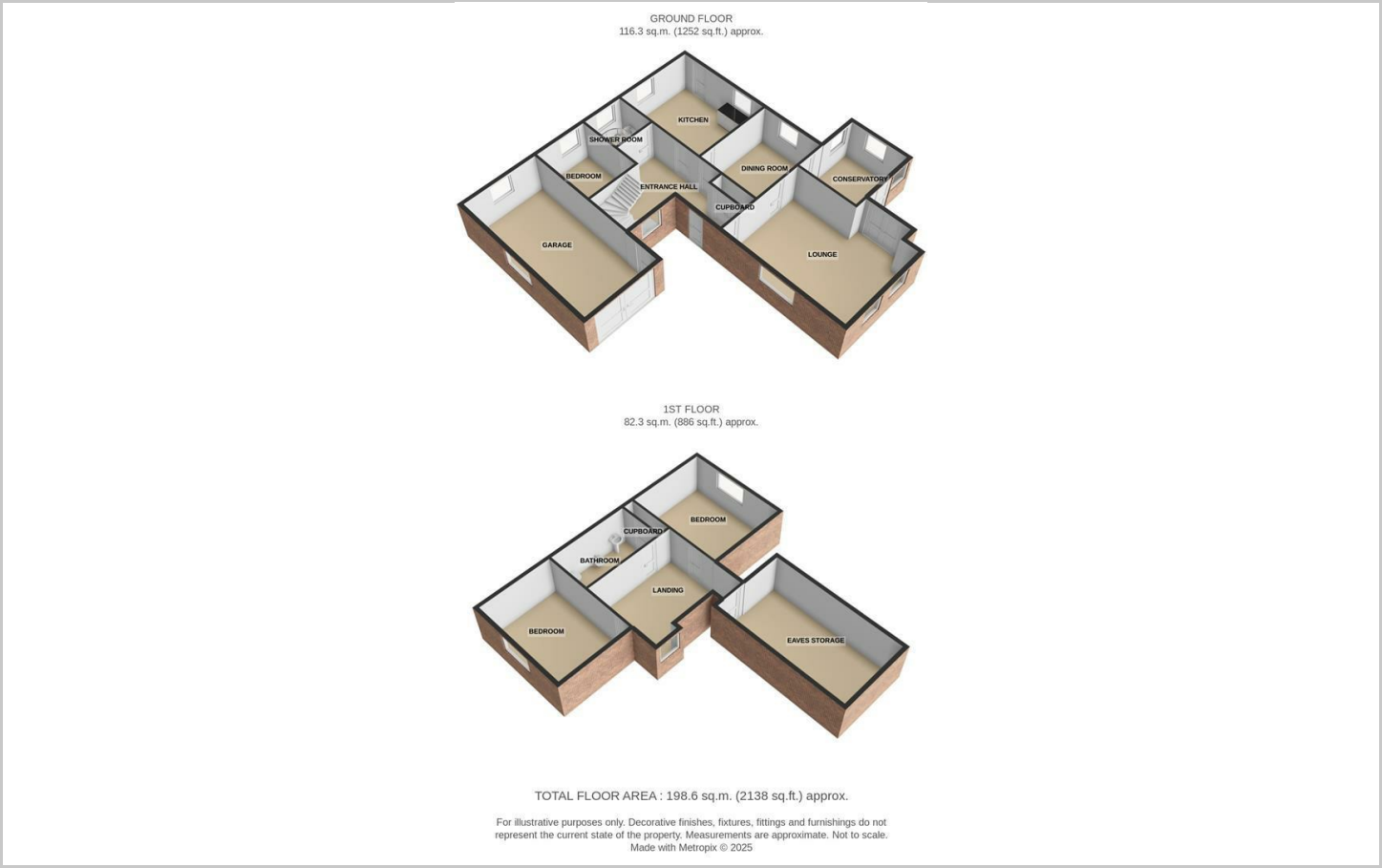
Band D

Location

Sea Palling is a popular coastal village with a beautiful sandy beach. The village offers a Post Office/Store, Village Hall, Free House/Restaurant, Caravan Parks and seasonal shops. The Broadland town of Stalham lies just five miles away, with a full range of amenities including a Supermarket, Doctors and Schools.

Ref - S9945

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.

Disclaimer
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

Location Map



Energy Performance Graph

