

Aldreds
Estate Agents



8 The Paddock, Happisburgh, NR12 0QB

£425,000





8 The Paddock

Happisburgh, Norwich, NR12 0QB

- Spacious Detached Bungalow
- Three Receptions
- Generous Wrap Around Gardens
- Garage & Car Port
- Popular North Norfolk Coastal Village
- Three Bedrooms
- LPG Central Heating
- Long Private Driveway Approach
- Conservatory
- Early Internal Viewing Is Highly Recommended

Aldreds are delighted offer this substantial three bedroom detached bungalow situated in a superb tucked away position within the centre of this sought after Coastal village. Extended over the years, this spacious home offers accommodation including a kitchen, breakfast room, dining room, utility, an impressive 7m long lounge, conservatory, three bedrooms and bathroom. The property sits in well maintained spacious gardens with a long private driveway leading to an adjoining carport and garage. The property offers LPG central heating, uPVC sealed unit double glazed windows and modern fixtures and fittings. Early internal viewing is highly recommended to appreciate this well located property.

£425,000



Kitchen 14'5" x 8'10" (4.41m x 2.71m)

Part glazed entrance door, windows to front and side aspects, tiled flooring, a range of fitted units with rolled edge work surface and tiled splash back, stainless steel sink drainer with extendable mixer tap, plumbing for dishwasher, integrated appliances including electric double oven, gas hob, stainless steel chimney style extractor, open plan access to dining area, door giving access to;

Utility Room 8'11" x 4'2" (2.72m x 1.28m)

Side facing obscure glazed window, tiled flooring, ceramic butler sink with mixer tap, power points, plumbing for washing machine, low level w.c., fitted wall cupboard.

Breakfast Area 15'7" x 9'3" (4.77m x 2.84m)

A continuation of the fitted units from the kitchen, space for fridge-freezer, airing cupboard with central heating controls, fireplace with a wood burning stove on a tiled hearth, breakfast bar, radiator, open access to;

Dining Area 15'7" x 11'5" (4.75m x 3.49m)

Glazed French doors with glazed side panels leading to conservatory, power points, radiator, telephone point, stairs to inner hall, door giving access to;





Lounge 23'2" x 13'9" (7.08m x 4.21m)

A hugely spacious double aspect room with windows to front and rear, two radiators, fireplace, power points, wall lighting, television point, thermostat.

Conservatory 13'1" x 9'1" (4m x 2.79m)

Of a uPVC sealed unit double glazed construction on a brick built base with a pitched glazed roof with roof lights, glazed French doors leading to garden, radiator, power points, wall lighting.

Inner Hall

Power point, loft access (loft houses LPG boiler for hot water and central heating), doors leading off;

Bedroom 1 13'6" x 11'3" (4.12m x 3.44m)

Window to front aspect, radiator, power points.

Bedroom 2 11'3" x 9'4" (3.45m x 2.85m)

Window to rear aspect, radiator, power points.

Bedroom 3 13'0" x 7'9" (3.97m x 2.38m)

Two front facing windows, radiator, power points.

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, set well back from the road via a long driveway, located by our 'For Sale' board.



Bathroom 11'3" x 8'9" (3.44m x 2.67m)

Front facing obscure glazed window, tiled flooring, part tiled walls, white suite comprising of panelled bath, fitted unit housing hand wash basin and low level w.c., separate tiled shower cubicle with raindrop shower head, heated towel rail.

Outside

The property sits in a tremendous position with vehicular access from a long private driveway, through a five bar timber gate, to a large parking area, which in turn leads to a carport and adjoining garage.

Garage & Car Port 17'5" x 9'5" (5.33m x 2.88m)

Front facing double timber doors, power and lighting, rear facing window. Car port in internal store.

Gardens

The property sits nice and centrally in generous grounds with wrap-around lawned gardens, nicely enclosed with a variety of mature planting and shrubbery to borders, the rear garden backs nicely onto a pond on Whimpwell Street with pathway and gate giving pedestrian access towards the centre of the village.

Tenure

Freehold.

Services

Mains waster, electric and drainage.

Council Tax

North Norfolk District Council - Band: 'D'

Location

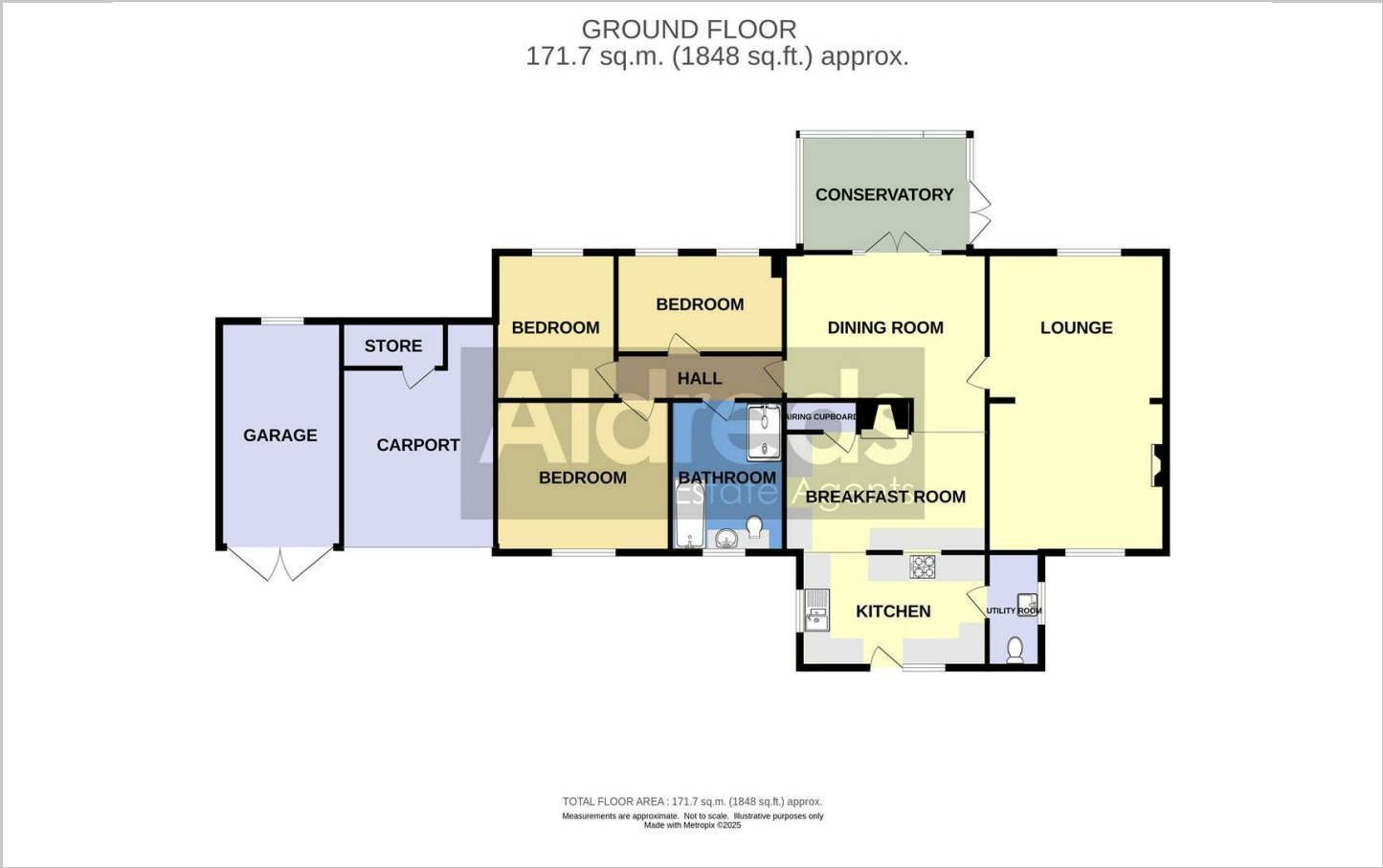
The attractive North Norfolk coastal village of Happisburgh is dominated by the tower of St Marys Church and well known for the famous Lighthouse. Local facilities include a village Shop, Pre/Primary School and The Hillhouse Public House. The small Broadland town Stalham is approximately five miles away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

Reference

PJL/S9962



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

