

Aldreds
Estate Agents



13 Bethel Court Church Road, Potter Heigham, NR29 5LH

£325,000



3



1



1





13 Bethel Court Church Road

Potter Heigham, Great Yarmouth, NR29 5LH

- Spacious Detached Bungalow
- Dual Aspect Lounge Diner
- Oil Central Heating
- Well Maintained Gardens
- Beautifully Presented Throughout
- Three Bedrooms, all with Fitted Storage
- Conservatory
- Driveway, Garage & Car Port
- Popular Broadland Village
- Must View to Appreciate!

Located in the popular Broadland village of Potter Heigham, this beautifully presented three-bedroom detached bungalow at Bethel Court offers a delightful blend of comfort and style. The property boasts a spacious entrance hall, kitchen, a dual aspect lounge/dining room, garden facing conservatory, cloakroom, shower room and three bedrooms, all with fitted storage.

The property offers oil central heating, uPVC windows, driveway parking, car port and a garage with delightful, well maintained gardensto the front and rear.

With its attractive presentation and practical features, this property is sure to appeal to a wide range of buyers. Do not miss the opportunity to make this lovely bungalow your new home.

£325,000



Entrance Hall

Part glazed entrance door with glazed side panel, loft access, power points, radiator, thermostat, airing cupboard housing hot water cylinder with immersion heater, doors leading off;

Cloakroom

Front facing obscure glazed window, tiled flooring, part tiled walls, hand wash basin within a fitted storage unit, low level w.c., radiator, ventilation.

Kitchen 11'5" x 8'2" (3.48m x 2.49m)

Window to front aspect, tiled flooring, radiator, range of fitted kitchen units with rolled edge work surface, tiled splash back, sink drainer with mixer tap, wall mounted oil boiler for central heating, plumbing for washing machine and dishwasher, integrated electric double oven, ceramic hob, extractor, space for fridge-freezer, serving hatch to dining area.

Lounge/Diner 24'1" x 14'1" reducing to 10'5" (7.36m x 4.56m reducing to 3.19m)

A hugely spacious double aspect room with window to front, rear inward facing window and glazed French doors to conservatory, two radiators, power points, television point, telephone point.





Conservatory 13'1" x 8'0" (4.01m x 2.45m)

Of a uPVC sealed unit double glazed construction on a brick built base with a pitched Polycarbonate roof, tiled flooring, power points, television point, radiator, wall lighting.

Bedroom 1 12'4" x 12'0" (3.78m x 3.67m)

Window to rear aspect, radiator, power points, a range of fitted bedroom furniture with built-in wardrobes.

Bedroom 2 11'6" reducing to 10'0" x 10'4" (3.53m reducing to 3.07m x 3.17m)

Window to rear aspect, radiator, power points, built-in wardrobe.

Bedroom 3 8'5" x 7'6" (2.57m x 2.29m)

Window to front aspect, radiator, power points, built-in wardrobe.

Shower Room

Tiled flooring, fully tiled walls, panelled double size shower cubicle with fixed screen, hand wash basin within a fitted storage unit with mono bloc tap, low level w.c., radiator, ventilation.

Directions

From Aldreds Stalham Office proceed along the A149 towards Great Yarmouth. On arrival at Potter Heigham turn left into Station Road, proceed to the T-junction with School Road & Church Road. Turn right onto Church Road, and continue before turning left into Bethel Court. Continue to the top of the road, turning to the right, where the property can be found to the right hand side.



Outside

The property is approached with a brick weave driveway leading to garage and adjoining car port with uPVC oil tank to rear. The gardens to front and rear and beautifully maintained, laid to lawn with paved pathways. The rear garden is nicely enclosed with close board panel fencing to boundaries, timber summerhouse and a large patio area.

Tenure

Freehold

Services

Mains water, electric & drainage

Council Tax

North Norfolk District Council - Band: D.

Location

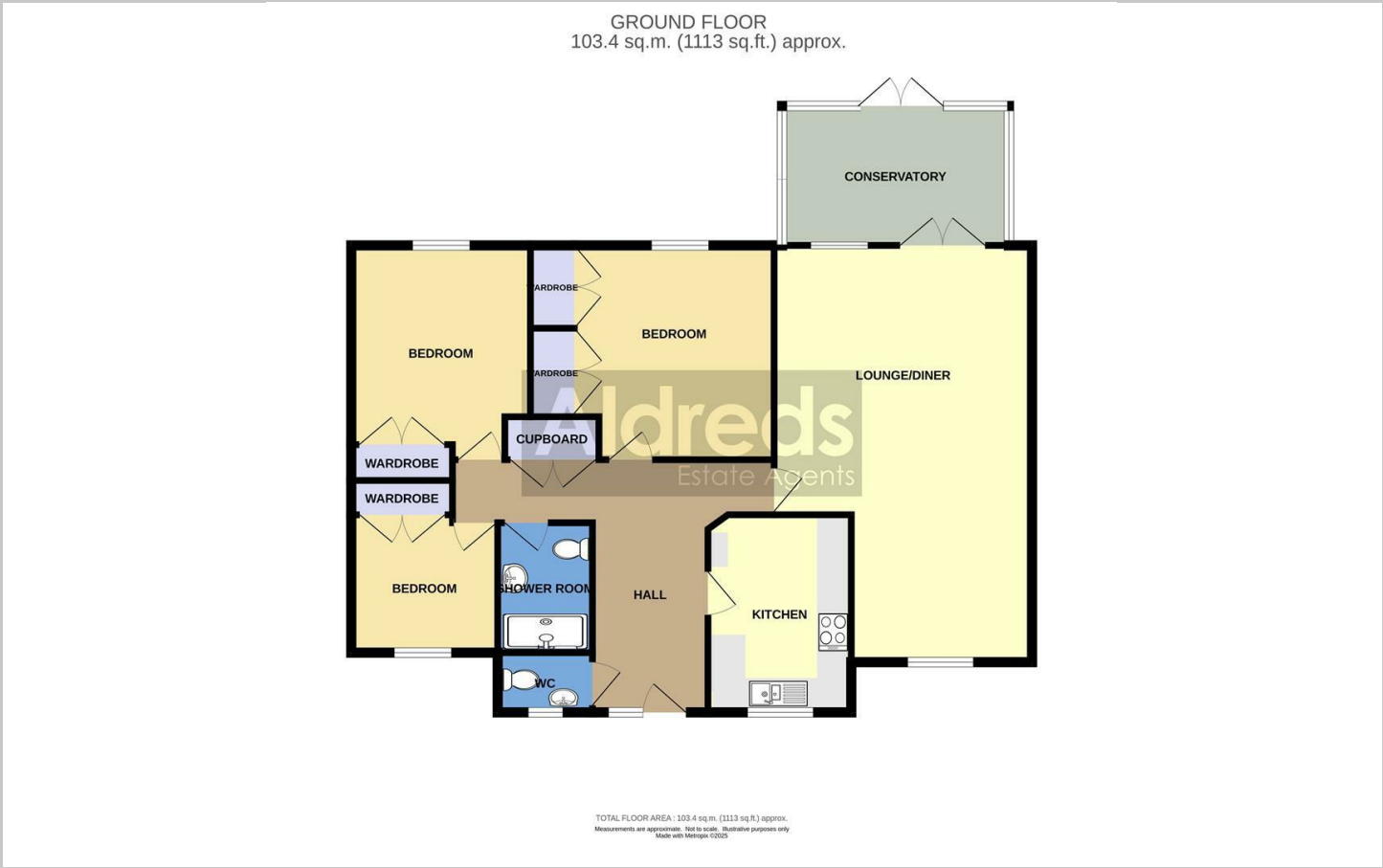
Potter Heigham is a well known Broadland village with a famous ancient bridge over the River Thurne, approximately twelve miles from Great Yarmouth to the South East. Village amenities include a Post Office, a selection of shops, cafe, fish and chips outlet, boat yards and a bus service which operates to Great Yarmouth and the Fine City of Norwich.

Reference

PJL/S10009



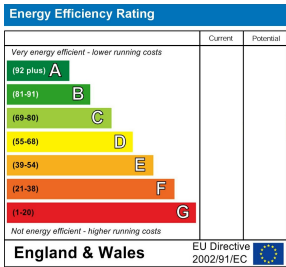
Floor Plans



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
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.