



May Cottage Short Lane, Happisburgh, Norwich, NR12 0RP

£235,000





May Cottage Short Lane

Happisburgh, Norwich, NR12 0RP

- Delightful Character Cottage
- Two Bedrooms
- Woodburning Stove
- Off Road Parking for Two Cars
- Sought After Coastal Location
- Beautifully Presented Throughout
- Re-fitted Kitchen & Shower Room
- LPG Central Heating
- Spacious Gardens
- Must be Viewed to be Appreciated!

Nestled in the charming coastal village of Happisburgh, this delightful end terrace cottage on Short Lane offers a perfect blend of character and modern living. Beautifully presented, the property boasts two inviting bedrooms and a well-appointed shower room.

As you enter, you are welcomed into a cosy reception room, where a woodburning stove creates a warm and inviting atmosphere, perfect for those chilly evenings. The character of the cottage is evident throughout, with tasteful decor and thoughtful touches that enhance its appeal.

Another standout feature of this property is the off-road parking for two cars and the spacious enclosed gardens to the front and rear. The surrounding area is known for its stunning coastal scenery and friendly community, making it a wonderful place to call home.

Whether you are looking for a permanent residence or a holiday retreat, this charming cottage offers a unique opportunity to enjoy the best of coastal living. With its delightful character and convenient amenities, this property is sure to attract interest. Do not miss the chance to make this lovely home your own.

£235,000



Entance Porch

Part glazed stable style entrance door, windows to front and side aspects, tiled flooring, glazed door giving access to;

Lounge/Diner 16'0" x 12'8" reducing to 9'10" (4.88m x 3.88m reducing to 3m)

A delightful, spacious room with exposed beams, two windows to the front aspect, power points, television point, telephone point, wall lighting, radiator, fireplace with a wood burning stove on a stone hearth with timber mantle, stairs to first floor landing with under stair cupboard, door giving access to;

Rear Hall

Part glazed door to rear garden, radiator, door to shower room and doorway giving access to;

Kitchen 6'10" extending to 8'10" into bay x 6'4" (2.085m extending to 2.71m into bay x 1.94m)

Rear facing bay window, a range of shaker style kitchen units, with solid wood butchers block style work surface, timber upstands, and tiled splashbacks, stainless steel sink drainer with mixer tap, integrated electric oven, ceramic hob, microwave, fridge.





Directions

From Aldreds Stalham office proceed along St Johns Road, turning left at the junction with Brumstead Road continue for approx 2 miles, turn right signposted Happisburgh and Lessingham, turn right at the 'T' junction, turn left signposted Happisburgh Common, proceed a short way along before turning left into Short Lane, where the property can be found on the right hand side.

Shower Room 6'9" x 5'2" (2.08m x 1.58m)

Rear facing obscure glaze window, part-panelled walls, radiator, tiled shower cubicle with raindrop shower head, hand wash basin on a fitted timber shelf, low level WC, radiator

First Floor Landing

Loft access, doors leading off;

Bedroom 1 12'9" x 8'6" (3.9m x 2.61m)

Window to front aspect, panelling to head board wall, power points, exposed beams.

Bedroom 2 10'0" x 6'9" (3.06m x 2.07m)

Window to rear aspect, power points, exposed beams.

Outside

The property offers parking space for two vehicles with a long front garden with attractive brick pathway, leading to the front entrance via a timber picket-style gate with a lawned front garden and a variety of shrubbery and planting to borders. To the rear of the property is a nicely enclosed garden with close board panelled fencing to boundaries, garden store and LPG tank storage area.

Tenure

Freehold



Services

Mains water, electric and drainage.

Council Tax

North Norfolk District Council - Band 'A'

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

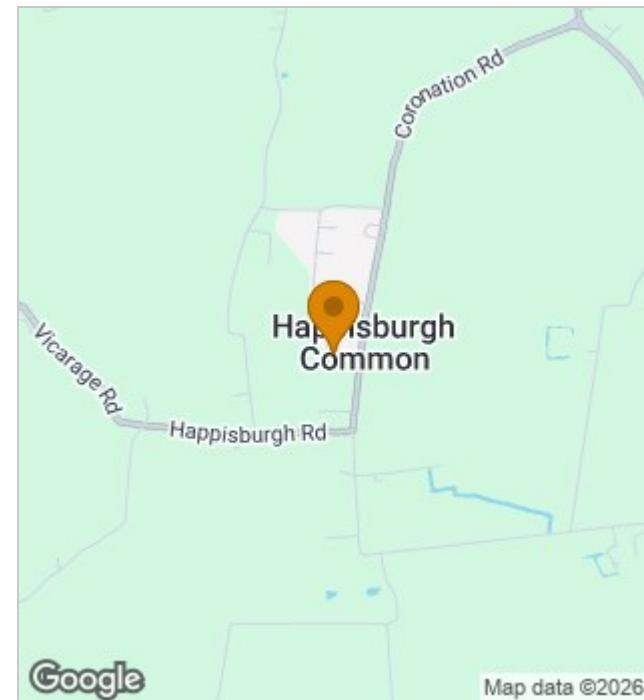
PJL/S10018



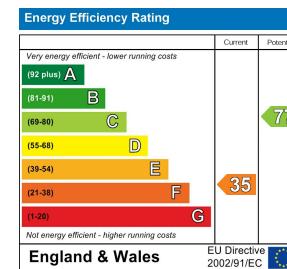
Floor Plans



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.

55 High Street, Stalham, Norfolk, NR12 9AH

Tel: 01692 581089 Email: stalham@aldreds.co.uk <https://www.aldreds.co.uk/>