



St. Nicholas Way, Potter Heigham Great Yarmouth NR29 5LG

welcome to

St. Nicholas Way, Potter Heigham Great Yarmouth

POPULAR Norfolk Broad - this two bedroom detached bungalow for sale. The property benefits from a garage and driveway, large lounge, large conservatory, garden and views over neighbouring farmland with a field which has horses grazing!



Entrance Hall

You enter through a fully glazed, frosted front door, which has a leaf design on it. There is a radiator in the hall and beautiful deer design wallpaper has been hung, throughout the hallway.

Kitchen

15' 3" x 5' 11" (4.65m x 1.80m)

The first room to the left is the kitchen. There is a upvc window which overlooks the driveway and then another at the front of the property, overlooking the front garden and cul-de-sac. The windows are fitted with roller blinds. There are red and grey mosaic tiles and a stainless-steel sink. The work surfaces are of a light-coloured wood effect and the cupboards are also of a light wood effect. There is space for a washing machine, fridge freezer, dishwasher, cook and tumble dryer in the kitchen. The ceiling and coving are white and there are two ceiling lights. The flooring is ceramic tiles.

Bathroom

The first room to the right is the bathroom. This comprises white bath, wash hand basin and WC, with inbuilt unit housing the wash hand basin and WC. The flooring is grey vinyl and the tiles are of a white & brown design, which wallpaper above. There is a shower screen and electric shower over the bath. There is a frosted upvc window, with fitted roller blind. The ceiling and coving are white.

Bedroom 2

9' 7" x 7' 1" (2.92m x 2.16m)

The hallway firstly leads to the second bedroom. This bedroom's window overlooks the side of the property. There is a cream wallpaper, white ceiling and coving and the floor is carpeted.

Bedroom 1

13' 1" x 12' (3.99m x 3.66m)

The master bedroom overlooks the front garden. There is a radiator in the room, together with upvc window with vertical blinds fitted. The ceiling and coving are white. There are cream coloured walls, with a feature wall hung with flowery wallpaper. The room is carpeted and there is a TV point in this room.

Lounge

20' 1" x 10' 11" (6.12m x 3.33m)

The hallway leads along to the lounge. There is a radiator fitted, together with two sets of patio doors, which lead out into the conservatory. The flooring is made up of ceramic wood effect tiles. The ceiling and coving are white. The walls are hung with cream and cream striped wallpaper. There is a beam across the middle of the room and there are two sets of ceiling lights. This is a light and airy room. The lounge leads through to the conservatory.

Conservatory

19' 2" x 8' 9" (5.84m x 2.67m)

The conservatory overlooks the back garden, with views of the horses in the field beyond the back garden fence. The conservatory is constructed on upvc and a low brick built surround, with a low shelf on top. The floor is tiled with ceramic tiles.

Front Garden

Laid to lawn with fence border and central design of shrubs and plants. There is a brick weave drive, with garage beyond. The garage has an electric roller shutter and a door & window to the rear, giving access to the garden.

Rear Garden

Laid to lawn with shrubs to the side. There is a small shed and greenhouse in the garden. There is a patio area and pathways, with a hard standing area and more shrubs. The oil tank is located behind the garage.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

St. Nicholas Way, Potter Heigham Great Yarmouth

- Detached Bungalow in Popular Village Location
- Spacious Outside Area
- 19' Wide Conservatory
- Overlooking Farm Land
- Garage & Driveway

Tenure: Freehold EPC Rating: D

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NWS107914 - 0007

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william h brown



01692 581034



stalham@williambrown.co.uk



52 High Street, Stalham, NORWICH, Norfolk,
NR12 9AS



[williambrown.co.uk](https://www.williambrown.co.uk)