



Magnolia Short Lane, Happisburgh Norwich NR12 0RJ

welcome to

Magnolia Short Lane, Happisburgh Norwich

Two bedroom detached bungalow in Happisburgh. There is a large kitchen/diner, living room and conservatory. There is plenty of opportunity with this bungalow so give us a call to arrange your viewing!



Entrance Porch

There is a door into the entrance porch before reaching the front door. There is tiled flooring and a main door to the property.

Entrance Hall

The property has a main front door welcoming you into the property. There is carpeted flooring in the hallway and a cupboard holding the water tank.

Living Room

17' Max x 13' 8" Max (5.18m Max x 4.17m Max)

This impressive living room has carpeted flooring, an open fireplace with a brick surround, windows to the front as well as a radiator, door to the conservatory and a tv point.

Conservatory

11' 4" x 5' 8" (3.45m x 1.73m)

The conservatory has windows and a door to the garden, sockets and carpeted flooring.

Kitchen

13' 4" Max x 12' 7" Max (4.06m Max x 3.84m Max)

The kitchen has a large amount of matching base and wall units with worktop over. There is spotlights, a sink and drainer, carpeted flooring, space and plumbing for a dishwasher, 2 electric ovens and electric hob. There is a window to the rear and access into the utility room.

Utility Room

7' 8" Min x 6' 5" Min (2.34m Min x 1.96m Min)

The utility room whilst having a door to the garden has vinyl flooring, base cabinets and worktop over. There is a toilet and sink with a window and vinyl flooring within the utility room.

Bedroom 1

13' 8" x 10' 10" (4.17m x 3.30m)

The main bedroom has a ceiling light, a radiator and carpeted flooring.

Bedroom 2

11' 6" x 9' 3" (3.51m x 2.82m)

The second bedroom has a ceiling light, carpeted flooring, a radiator and a window. There is loft access. The loft has been insulated and is partially boarded.

Bathroom

The family bathroom has a bath and separate shower cubicle with electric shower, a sink and toilet, windows and a ceiling light. There is carpeted flooring as well as part tiled walls.

Exterior

To the front, there is a large gravel driveway with an array of plants. There is access to the rear via both sides of the bungalow.

To the rear, there is an excellent amount of space laid to lawn, a patio area, the oil tank to the side, sheds and a fence surrounding. This garden is not overlooked which is an added bonus.

Garage

The garage has a traditional up and over door.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

Magnolia Short Lane, Happisburgh Norwich

- DETACHED BUNGALOW ON A GOOD PLOT
- NO CHAIN
- FANTASTIC COASTAL LOCATION
- CLOSE TO AMENITIES
- HAPPISBURGH NR12

Tenure: Freehold EPC Rating: F

offers over

£300,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
NWS107536 - 0002

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