



**Pond Cottage Whimpwell Street, Happisburgh Norwich NR12
0QD**

welcome to

Pond Cottage Whimwell Street, Happisburgh Norwich

Detached 3-bedroom property in Happisburgh. Comprises a living room, dining room, snug area, kitchen and conservatory, study, 3 bedrooms one with an en suite, family bathroom and W.C, front and back garden, driveway and a garage.



Entrance Porch

The entrance porch has tiled flooring, a ceiling light and door into the property.

Entrance Hall

The hallway has carpeted flooring, access into each of the rooms, a ceiling light and a radiator.

W.C

There is a sink and toilet with a window and a ceiling light.

Living Room

16' 2" Min x 11' 2" Min (4.93m Min x 3.40m Min)
The living room has carpeted flooring, dual aspect windows, radiators, a ceiling light and a lovely wood burner.

Snug

10' x 7' 4" (3.05m x 2.24m)
The snug area has carpeted flooring, a window, radiator and a ceiling light.

Dining Room

11' 11" Max x 9' 4" Max (3.63m Max x 2.84m Max)
The dining room has carpeted flooring, a window to the side, a ceiling light, a cupboard and a radiator.

Study

9' 5" x 7' 6" (2.87m x 2.29m)
The study has carpeted flooring, a window and a radiator.

Kitchen

19' 4" Max x 11' 2" Max (5.89m Max x 3.40m Max)
The kitchen comprises matching base and wall units with worktop over. There is a sink and drainer, an integral electric oven and hob, space and plumbing for a dishwasher and space for a tall standing fridge freezer. There is dual aspect windows, vinyl flooring, a ceiling light, radiator, space for a dining table and a door to the conservatory.

Conservatory

20' 3" x 5' 7" (6.17m x 1.70m)
The conservatory has windows and doors to the garden along with tile flooring, a radiator and base units.

First Floor Hallway

The hallway upstairs has carpeted flooring, a radiator and a large storage cupboard.



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

Bedroom One

12' Max x 11' 6" Max (3.66m Max x 3.51m Max)
The main bedroom has carpeted flooring, a window with excellent field views, a radiator, a ceiling light and an ensuite. Please note the measurements have been taken up to the wardrobes.

En Suite

The en suite has vinyl flooring, a toilet, sink and shower cubicle. There is a sloped ceiling, a window, a ceiling light and a radiator.

Bedroom Two

17' 11" Max x 9' 4" Max (5.46m Max x 2.84m Max)
The second bedroom has carpeted flooring, a window and a radiator along with loft access and a sloped ceiling.

Bedroom Three

11' 11" Max x 11' 9" Max (3.63m Max x 3.58m Max)
The third bedroom has carpeted flooring, a sloped roof, a window and radiator along with a ceiling light and large storage cupboard.

Family Bathroom

The family bathroom has vinyl flooring, a sink and toilet, a radiator and a window and a bath with an electric shower over.

Exterior

To the front, the property has a large gravel driveway for plenty of cars. There is a beautiful pod with a decking area to admire the wildlife, To the rear, there is gravel and an area laid to lawn, a garage and the garden is fenced.

Garage

The garage has electric going to it and a standard garage door.



check out more properties at williamhbrown.co.uk



welcome to

Pond Cottage Whimpwell Street, Happisburgh Norwich

- Detached Family Home
- Excellent Location
- Motivated Vendors
- Council Tax Band C
-

Tenure: Freehold EPC Rating: Awaited

£425,000



Please note the marker reflects the
postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
NWS107949 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01692 581034



stalham@williamhbrown.co.uk



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



williamhbrown.co.uk