



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

**welcome to**

**Pond Cottage Whimpwell 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 wc, 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 woodburner.

### 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.

### 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.



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](http://www.focalagent.com)



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## Pond Cottage Whimpwell Street, Happisburgh Norwich

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

Tenure: Freehold EPC Rating: E

offers in excess of

**£385,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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