



**Shingles Cottage Lighthouse Lane, Happisburgh Norwich NR12
0QA**

welcome to

Shingles Cottage Lighthouse Lane, Happisburgh Norwich

Link detached home in Happisburgh - 3 bedrooms, family bathroom, cloakroom, living room, kitchen and dining area, conservatory, gardens and parking. VIEWING HIGHLY RECOMMENDED!



Description

FANTASTIC HOME IN HAPPISBURGH Give us a call to see this excellent three-bedroom property in Happisburgh. The property is situated a short walk from Happisburgh Beach and Lighthouse. It comprises of three bedrooms, a family bathroom, a kitchen and dining area, cloakroom, a living room, front and rear garden with a driveway and garage for parking.

Entrance Porch

The entrance into the property has tiled flooring, a door to the front and a door into the property.

Entrance Hall

The entrance hall has a window to the front, a ceiling light, stairs to the first floor, a radiator and carpeted flooring.

Living Room

20' 4" Max x 10' 3" Max (6.20m Max x 3.12m Max)
The living room has laminate flooring, windows to the front and rear, ceiling lights and radiators.

Kitchen

20' 11" Max x 8' 10" Max (6.38m Max x 2.69m Max)
The kitchen has laminate flooring, matching base, and wall units with worktop over, a window to the front and rear, an electric oven and hob, space and plumbing for a washing machine along with space for a dining table and ceiling lighting.

Conservatory

The conservatory has laminate flooring, the electric box and windows and door to the garden. Please note, this conservatory would likely need replacing/repairing.

Shower Room

The shower room has tiled flooring, a ceiling light, a radiator, sink, toilet and a shower cubicle.

First Floor

The hallway has carpeted flooring, an airing cupboard, a radiator, a ceiling light, and loft access.

Bedroom One

9' Max x 8' 1" Max (2.74m Max x 2.46m Max)
The main bedroom has carpeted flooring, a window to the front, a ceiling light, a radiator, a built-in wardrobe and a sloped ceiling.

Bedroom Two

10' 3" x 8' 11" (3.12m x 2.72m)
The second bedroom has carpeted flooring, a radiator, a window to the front, a sloped ceiling, and a space for a wardrobe.

Bedroom Three

10' 3" Max x 7' 1" Max (3.12m Max x 2.16m Max)
The third bedroom has carpeted flooring, a window, a ceiling light, a sloped ceiling and fitted wardrobes.

Family Bathroom

The bathroom has laminate flooring, a bath, toilet and sink along with a window, a radiator, and a ceiling light,

Exterior

To the front, there is a shingled driveway and an area laid to lawn.

To the side and rear, there are areas laid to lawn, garden sheds, fencing surrounding and the oil tank.

Garage

The garage has an up and over door, carpeted flooring, electrics, and a boarded loft.



Ground Floor



First Floor

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

Shingles Cottage Lighthouse Lane, Happisburgh Norwich

- Three Bedroom Family Home
- Coastal Village Location
- Open Plan Kitchen/Diner
- Walking Distance to The Famous Happisburgh Lighthouse
- Downstairs Shower Room

Tenure: Freehold EPC Rating: D

offers in excess of

£300,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
NWS108070 - 0009

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