



**Old Tavern Close, Potter Heigham Great Yarmouth NR29 5FB**



**welcome to**

## **Old Tavern Close, Potter Heigham Great Yarmouth**

This FANTASTIC BUNGALOW is ready and available for immediate viewings! 3 Bedrooms, kitchen, living room, utility room, en suite to the main bedroom, family bathroom, double garage, driveway, car port, garden to the rear, solar panels, underfloor heating, new air source heat pump installed in Dec 24



## Description

**\*\*IMMACULATE BUNGALOW IN POTTER HEIGHAM\*\***  
Give us a call to arrange your viewing on this turn-key bungalow in Potter Heigham. Situated in a quiet cul-de-sac, this property benefits from three spacious bedrooms, a living room, kitchen, utility room, bathrooms, spacious rear garden, a car port, driveway and double garage! Aside from its living space, the bungalow has Solar Panels, underfloor heating fed by the air source heat pump and a burglar alarm!

Potter Heigham is closely situated to Stalham town and has links to Norwich and surrounding areas. The Village itself has local amenities and schools, play parks and is in close proximity to the Norfolk Broads and local Boat Hire Facilities!

## Entrance Hall

The Entrance Hall is carpeted with a coir mat, ceiling lighting, storage cupboards and door to the front.

## Living Room

22' 6" x 11' 7" ( 6.86m x 3.53m )

The living room has carpeted flooring with underfloor heating, space for a dining table, dual aspect windows, ceiling lighting, doors to the rear and a tv point.

## Kitchen

13' 7" Max x 11' 6" Max ( 4.14m Max x 3.51m Max )

The kitchen has an array of matching base and wall units with worktop over. There is a sink and drainer, an electric oven and hob, space and plumbing for a dishwasher, tiled flooring and tiled splashback, dual aspect windows, spotlight ceiling lights, space for a dining table and underfloor heating.

## Utility Room

The utility room has a sink and drainer, tiled flooring, a ceiling light, base and wall units, space and plumbing for a washing machine, an airing cupboard with the water tank in and a door to the rear garden.

## Cloakroom

The cloakroom has space for coats and shoes, piping for the air source heating and a ceiling light.

## Bedroom One

13' 9" Max x 12' Max ( 4.19m Max x 3.66m Max )

The main bedroom has carpeted flooring, a ceiling light, a window, access to the en suite and underfloor heating.

## En Suite

The en suite has tiled flooring and walls, underfloor heating, a window, a ceiling light, a sink, toilet and a shower.

## Bedroom Two

10' 3" Min x 13' 9" Min ( 3.12m Min x 4.19m Min )

The second bedroom in size has carpeted flooring, a window, a ceiling light and underfloor heating.

## Bedroom Three

9' 10" x 7' 6" ( 3.00m x 2.29m )

The third bedroom has carpeted flooring, a window, a ceiling light and underfloor heating.

## Bathroom

The family bathroom has a large walk in shower, tiled walls and flooring, underfloor heating, a window, a sink and toilet and a heated towel rail.

## Exterior

To the front, the bungalow has a bricked driveway and double garage. There is a separate shingles driveway and car port.

To the rear, there is a large area laid to lawn, shingle, sheds, a patio area, fencing and hedges surrounding and access into the garage.

## Double Garage

19' 2" x 18' 3" ( 5.84m x 5.56m )

The double garage has power and lighting, an electric roller door and the solar panel controls, electric box and water meter.



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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## **Old Tavern Close, Potter Heigham Great Yarmouth**

- Car Port, Double Garage, Driveway
- Three bedrooms, Two Bathrooms
- Spacious Accommodation
- Solar Panels, Underfloor Heating fed by the Air Source Heat Pump - New Air Source Heat Pump was installed in December 2024
- Conveniently Located

Tenure: Freehold EPC Rating: B

offers in excess of

**£425,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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