









welcome to

Sunset Chapel Lane, Potter Heigham Great Yarmouth

Excellent NO CHAIN 3 bedroom bungalow with an en suite to the main bedroom, driveway, garage, enclosed rear garden & fantastic location.













Description

SPACIOUS BUNGALOW IN AN EXCELLENT LOCATION Give us a call to arrange a viewing on this homely three bedroom bungalow in Potter Heigham. The bungalow comprises three bedrooms, a living room, kitchen, dining room, en suite to the main bedroom and wonderful garden spaces. Potter Heigham is a popular destination for first or second homes. Whilst it is close to the broads and local amenities, you are a short bus ride or drive away from local towns of Stalham and Cities like Great Yarmouth and Norwich.

Entrance Hall

The welcoming entrance hall has vinyl flooring, a ceiling light, a radiator, door to the front and a window.

Living Room

10' 8" Max x 16' 4" Max (3.25m Max x 4.98m Max) The living room has carpeted flooring, a ceiling light, 2 radiators, a brick surround for an open fireplace and a TV point.

Dining Room

6' 8" x 11' 1" (2.03m x 3.38m)

The dining room has laminate flooring, a ceiling light, double doors to the rear and space for a dining table.

Kitchen

9' 5" Max x 11' 1" Max (2.87m Max x 3.38m Max) The kitchen has an array of matching base and wall units with worktop over. There is a sink and drainer, space for a tall standing fridge freezer, an electric oven and hob, vinyl flooring and a ceiling light.

Utility Room

7' 8" x 10' 1" (2.34m x 3.07m)

The utility room has carpeted flooring, space and plumbing for a washing machine, the boiler, a ceiling light and a door to the rear.

Hallway

The hallway has carpeted flooring, a ceiling light, a radiator and vinyl flooring.

Bedroom One

10' 8" x 11' 8" (3.25m x 3.56m)

The main bedroom has laminate flooring, a ceiling light, a radiator and a window to the front.

En Suite

The en suite to the main bedroom has a ceiling light, a sink, toilet and shower cubicle.



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.forciaegant.com

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Bedroom Two

16' 7" x 8' 8" (5.05m x 2.64m)

The second bedroom has carpeted flooring, a window to the rear, a ceiling light and a radiator.

Bedroom Three

10' 8" x 7' 2" (3.25m x 2.18m)

The third bedroom has carpeted flooring, a ceiling light, a window and built in wardrobes.

Bathroom

The bathroom has a walk in shower, a window, a toilet and sink along with tiled walls and laminate flooring.

Exterior

To the front, there is a brick driveway which is partly shingled.

To the rear, there is an area laid to lawn, a patio area, planting areas, access to the front from both sides and fencing surrounding.

Garage

7' 8" x 18' 3" (2.34m x 5.56m)

The garage has a ceiling light and power.

* Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

welcome to

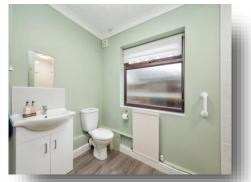
Sunset Chapel Lane, Potter Heigham Great Yarmouth

- Three Bedrooms and an En Suite
- Quiet and Excellent Location
- Garage and Driveway
- One Level Living
- Potter Heigham NR29

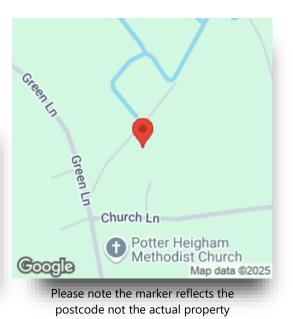
Tenure: Freehold EPC Rating: D

£390,000









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Property Ref: NWS108127 - 0007 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.





01692 581034



stalham@williamhbrown.co.uk



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



williamhbrown.co.uk

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.