



Church Road, Potter Heigham Great Yarmouth NR29 5LH

welcome to

Church Road, Potter Heigham Great Yarmouth

A charming three-bedroom detached bungalow with a living room, a dedicated dining room, and a bright conservatory overlooking an established rear garden, three bedrooms, large kitchen and plenty of parking. Perfect for comfortable, single-level living in a peaceful setting.



Description

Nestled in the desirable location of Potter Heigham, this delightful three-bedroom detached bungalow offers the perfect blend of comfort and convenience. Stepping inside, you're welcomed into a generously sized kitchen and dining room, a living room ideal for relaxing and entertaining. The adjoining conservatory provides an inviting space for family and gatherings, offering stunning garden views and an abundance of natural light.

The property boasts a well-established rear garden, providing a serene retreat with mature planting and ample outdoor space for leisure and entertaining. With its single-level layout, this bungalow is suited to a variety of lifestyles, offering both practicality and charm. Give us a call to arrange a viewing.

Front Exterior

To the front, there is a fantastic amount of driveway space with one side leading to the property, the other side leading to the rear garden alongside the opportunity to drive in one side and out the other.

Kitchen

20' 6" Max x 9' 3" Max (6.25m Max x 2.82m Max)
The excellent kitchen space has an array of matching base and wall units with worktop over. There is windows to the front and side along with a door. There is a built in electric oven with electric hob, space for a fitted microwave, space for a fitted fridge/freezer, sink and drainer alongside tiled splash back, tiled flooring, radiator and a ceiling light. There is an archway to the dining room and separate sliding door to the hallway.

Dining Room

14' 7" Max x 12' 3" Max (4.45m Max x 3.73m Max)
The dining room has a large window to the front and side, carpeted flooring, a radiator, space for a large dining table, a ceiling light and a wood burner.

Living Room

15' 11" Max x 11' 11" Max (4.85m Max x 3.63m Max)
The living room has carpeted flooring, circular feature windows and sliding doors to the rear, a ceiling light, radiator and wood burner.

Conservatory

21' 10" Max x 11' 10" Max (6.65m Max x 3.61m Max)
The conservatory has vinyl flooring, wall lights, windows and doors to the rear and a radiator.

Utility Room

5' 10" x 5' (1.78m x 1.52m)
The utility room has tiled flooring, a window, a ceiling light, the boiler, a sink along with space and plumbing for a washing machine and tumble dryer.

Cloakroom

The property benefits from an additional toilet with a window and tiled flooring.

Bedroom One

10' 11" x 10' 4" (3.33m x 3.15m)
The main bedroom has carpeted flooring, a ceiling light, a window to the rear, a radiator and a large set of built in wardrobes. Please note, the measurements have been taken up to the wardrobes.

Bedroom Two

9' x 8' 11" (2.74m x 2.72m)
The second bedroom has carpeted flooring, a window, a ceiling light and a radiator.

Bedroom Three

9' 8" x 6' 10" (2.95m x 2.08m)
The third bedroom has carpeted flooring, a ceiling light, a window and a radiator.

Bathroom

The family bathroom has vinyl flooring, a ceiling light, a window, a sink and toilet, a bath, a shower cubicle and a heated towel rail.

Rear Exterior

To the rear, the property has a driveway leading to the back along with a large patio area, fencing surrounding, mostly laid to lawn with excellent planting areas.



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.localagent.com



check out more properties at williamhbrown.co.uk



welcome to

Church Road, Potter Heigham Great Yarmouth

- NO ONWARD CHAIN!
- Spacious Accommodation
- Established Gardens
- Parking and Driveway
- Field Views

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

£380,000



Please note the marker reflects the
postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
NWS108364 - 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