



Meadow Court, Potter Heigham Great Yarmouth NR29 5HT

welcome to

Meadow Court, Potter Heigham Great Yarmouth

Three bedrooms, living room, kitchen, conservatory, rear garden and parking.



Description

**** NO CHAIN **** Nestled in the picturesque village of Potter Heigham, this modernised 3-bedroom property effortlessly blends contemporary style with timeless charm. Thoughtfully updated, the home boasts a fully equipped kitchen, while the inviting lounge and conservatory provides a relaxing setting for entertaining or unwinding.

Upstairs, three bedrooms offer ample storage and comfort, making this an ideal family home or countryside escape. Situated in a sought-after location with easy access to the Norfolk Broads, this home presents a perfect blend of modern living and rural serenity.

Entrance Porch

The entrance porch has carpeted flooring, windows and a door to the front. There is a door to the property and a storage cupboard with the electrics in.

Entrance Hall

There are stairs to the first floor, doors to the kitchen and living room along with a wc and LTV flooring.

Cloakroom

The cloakroom has LTV flooring, a toilet and sink along with a ceiling light and extractor fan.

Kitchen

13' 11" Max x 8' 10" Max (4.24m Max x 2.69m 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, a fitted microwave, a large free standing fridge freezer, integral washing machine, dishwasher and tumble dryer included within the sale of the property. There is a window to the front, tiled splashback and a ceiling light.

Living Room

15' 8" Max x 9' 7" Max (4.78m Max x 2.92m Max)
The living room has LTV flooring, a fantastic woodburner, a tv and wall mount included, a window to the rear and doors to the conservatory, a dimplex panel heater and ceiling lights.

Conservatory

9' 3" x 8' 11" (2.82m x 2.72m)
The conservatory has tiled flooring, windows and doors to the rear garden along with a ceiling light and fan.

First Floor

The stairs have a fitted carpet runner. The hallway has LTV flooring, an electric panel radiator, a ceiling light, the loft access and an airing cupboard with the water tank in. The loft is boarded for storage.

Bedroom One

12' 5" Max x 11' Max (3.78m Max x 3.35m Max)
The main bedroom has LTV flooring, a dimplex panel radiator, a ceiling light, a window to the front with a fantastic field view and built in storage cupboards.

Bedroom Two

9' 4" Max x 6' 3" Max (2.84m Max x 1.91m Max)
The second bedroom has LTV flooring, a dimplex panel radiator, a ceiling light and a window to the rear.

Bedroom Three

9' 10" Max x 9' Max (3.00m Max x 2.74m Max)
The third bedroom has LTV flooring, a window to the front, a ceiling light and a Dimplex panel radiator.

Bathroom

The family bathroom has tiled flooring, a window, a ceiling light and a bath with a shower over. Fitted mirrored cupboards at face level and a make up mirror built in with fluorescent lighting from above. There is an additional pump for the shower to enhance water pressure.

Exterior

To the front, there is a gravel driveway and parking area.

To the rear, there is a brickweave patio area, an area laid to lawn and fencing surrounding.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.



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welcome to Meadow Court, Potter Heigham Great Yarmouth

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 3 Bedroom, Semi-detached House
- Norfolk Broads village located on the north bank of the River Thurne

Tenure: Freehold EPC Rating: E
Council Tax Band: B



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 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 must rely upon its own inspection(s). Powered by www.floortag.com

guide price
£240 000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
NWS108371 - 0004

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