



**Carpe Diem School Road, Potter Heigham Great Yarmouth NR29 5LW**

**welcome to**

**Carpe Diem School Road, Potter Heigham Great Yarmouth**

This immaculately presented and tastefully renovated two bedroom detached bungalow with ample driveway parking, partially converted garage outbuilding and beautifully landscaped garden is situated in the popular Broads village of Potter Heigham and is being sold with NO ONWARD CHAIN!



**Situated on a lovely South facing plot in a semi-rural location on the outskirts of Potter Heigham, this detached bungalow would make an ideal retirement bungalow or family home and is being sold with NO ONWARD CHAIN! The property offers accommodation comprising entrance porch leading into entrance hall, living room, kitchen, garden room, master bedroom with en suite shower room, bedroom two and family shower room. Externally, the property boasts ample off road parking at the front and to the rear of the property is a landscaped South facing garden with field views and a partially converted garage outbuilding which would be ideal as a studio/annexe subject to planning permission. The property has been carefully renovated to a high specification by the current owner and has been finished to a high standard throughout. Fixtures & Fittings are available via separate negotiations.**

#### Entrance Porch

Door to front aspect, entrance door into hallway, wall lights and tiled flooring

#### Entrance Hall

Storage cupboard, loft access, radiator and laminated flooring

#### Living Room

14' 8" x 10' 6" ( 4.47m x 3.20m )

Laminate flooring with freestanding wood burner, radiator, television and telephone points and open archway through into:

#### Garden Room

11' 5" x 10' 7" ( 3.48m x 3.23m )

Brick base with uPVC windows and doors with blue tinted glass ceiling, radiator and laminated flooring

#### Kitchen

11' 9" x 9' 9" ( 3.58m x 2.97m )

Fitted kitchen with range of wall and base units with work surfaces over, airing cupboard housing water tank, integrated fridge and freezer, plumbing for washing machine, integrated dishwasher, oil central heating boiler, sink drainer, electric hob, eye level oven, tiled splash backs and tiled flooring

#### Bedroom One

15' 5" x 9' 11" ( 4.70m x 3.02m )

Double glazed bay window to front aspect, fitted up and over wardrobes, radiator and carpeted flooring

#### En Suite

Suite comprising shower cubicle with electric shower, wash hand basin, WC, towel rail, extractor fan, part tiled walls and tiled flooring

#### Bedroom Two

10' 11" x 10' 3" ( 3.33m x 3.12m )

Double glazed window, fitted wardrobes, radiator and laminate flooring

#### Family Shower Room

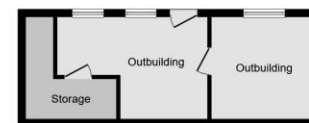
Suite comprising walk-in shower cubicle, WC, wash hand basin, towel rail, double glazed window to side aspect, tiled walls and tiled flooring

#### Exterior

At the front of the property is a large gravel driveway offering parking for several vehicles and outside power sockets. At the rear of the property is a South facing garden mainly laid to lawn with patio, summer house, covered BBQ area, timber bar shed with power and lighting, side access gate and field views overlooking to the South. The garage has been partially converted and would be an ideal project for someone looking for a studio or annexe facility



Floor Plan



Outbuilding

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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## **Carpe Diem School Road, Potter Heigham Great Yarmouth**

- No Onward Chain
- Master Bedroom with En Suite
- Garden Room
- Partially Converted Outbuilding
- Landscaped South Facing Rear Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: C

# **£360,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
NWS108515 - 0002

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