



**The Crib The Street, Happisburgh Norwich NR12 0AB**



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## **The Crib The Street, Happisburgh Norwich**

A beautifully presented three-bedroom cottage set in the heart of charming, historic, coastal village of Happisburgh. Not only is this property bursting with character, it is also arranged practically for modern living.



Behind its attractive frontage and walled cottage garden, this property opens into light, well-proportioned rooms with character features throughout including exposed beams and open Victorian style fire places in most of the rooms. The ground floor comprises a practical bootroom with downstairs W/C, a large living room with exposed wooden flooring and a large open fireplace acting as the focal point for the room. There is also a large kitchen/dining room with stone tile floor and modern kitchen units.

The first floor offers 3 good sized bedrooms, 2 of which host decorative Victorian style fireplaces. Upstairs is also where the main family bathroom is located.

Outside the property hosts spacious gardens which a mainly laid to lawn with cottage style bedding areas and stepping stone pathways leading across to a rear gate where the parking area can be accessed. To the front is a walled front garden with picket style double gates and a small garage which would make an ideal workshop space or could be converted into an office space STPP.

The village of Happisburgh offers a few local amenities such as a pub, village shop and primary school. The property itself is just a short walk from the beach and views of the famous Happisburgh lighthouse.

#### **Boot Room**

Built in wooden cupboards, double glazed window and door to the rear aspect, radiator and tiled flooring. Door to the cloakroom.

#### **Cloakroom**

Suite comprising wash hand basin and WC, Double glazed frosted window to the rear aspect and tiled flooring.

#### **Lounge**

18' 3" x 17' ( 5.56m x 5.18m )

Wooden door and large window to the front aspect with louvre screen, staircase to the first floor, open fire with tile hearth and wooden surround, radiator and exposed floorboards.

#### **Kitchen**

18' x 13' 2" ( 5.49m x 4.01m )

Fitted with range of modern style base and wall mounted units comprising cupboards and drawers, marble effect quartz work surfaces with matching splashbacks, space and plumbing for dishwasher, built in double oven, gas hob with extractor fan and brick built arch above. Central heating boiler, double glazed windows to the front and side aspect, double glazed French style doors, wooden door to the front aspect, radiator and stone tiled flooring.

#### **Utility Cupboard**

Space for fridge freezer, plumbing for washing machine and vent.

#### **Landing**

Double glazed window to the rear aspect, access to the loft, radiator and carpeted flooring.

#### **Bedroom One**

13' 3" x 12' 9" ( 4.04m x 3.89m )

Victorian open fire place, built in cupboard, upvc double glazed window to the front aspect, radiator and exposed painted flooring.

#### **Bedroom Two**

14' x 8' 7" Max ( 4.27m x 2.62m Max )

Upvc double glazed windows to the front aspect, radiator and exposed painted flooring.

#### **Bedroom Three**

14' x 6' 8" to wardrobe ( 4.27m x 2.03m to wardrobe )  
Built in wardrobe, Victorian fireplace, upvc double glazed window to the front aspect, radiator and exposed painted flooring.

#### **Bathroom**

Suite comprising bath with shower over, ceramic hand wash basin with a wooden vanity unit and WC, part tiled walls, towel radiator and vinyl flooring.

#### **Exterior**

To the front of the property is brick and flint wall, picket style gate, large flower beds, hard standing with drain. Parking is at the rear, shed, small garage with workshop, power and lights, upvc windows and side door, double wooden doors. Rear garden is large, fully enclosed and mainly laid to lawn with patio, log store, electric sockets, water taps, calor gas tank, outside lights with flowerbed borders.



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## The Crib The Street, Happisburgh Norwich

- NO ONWARD CHAIN!
- Character Features
- Off-Road Parking & Garage
- Close to the Coast
- Large Cottage Style Garden

Tenure: Freehold EPC Rating: F  
Council Tax Band: Deleted

offers in excess of

**£400,000**



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Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
NWS108403 - 0004

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william h brown



**01692 581034**



[stalham@williamhbrown.co.uk](mailto:stalham@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**