



**Bullock Lodge, Dove House Lane, Potter Heigham,  
Great Yarmouth NR29 5LJ**



**welcome to**

**Bullock Lodge, Dove House Lane, Potter Heigham, Great Yarmouth**

COUNTRY ROAD LOCATION. Set down a country road in this popular village of Potter Heigham. A character home with features having spacious accommodation and small easy maintained garden.



## Description

A barn conversion set in a semi-rural location enjoy a country road setting. Spacious accommodation over one floor but with useful loft area. With large Sitting room with glazing overlooking country style garden. Three Bedrooms, Bathroom and Kitchen with dining space. Conservatory overlooking garden. Garage.

## Entrance Hall

leading to inner hallway. Having French door and side panel overlooking garden, radiator and tiled floor.

## Lounge

17' 5" x 19' 10" (5.31m x 6.05m)

with fireplace having multi fuel burner, window to side overlooking garden and further window to other side. Beams, two radiator, glazed doors to hallway.

## Kitchen/ Dining Area

17' 10" max x 15' max (5.44m max x 4.57m max)

the room is of an irregular shape. Having range of units at base and wall level, worktops over. Central unit with glazed wall units. Plate rack. Opening to Conservatory. Radiator, tiled floor and window to rear. Low level built in oven and hob, extractor canopy over and tiled splashback.

## Utility Room

8' 6" x 9' 8" (2.59m x 2.95m)

with units at base and wall level, tiled worktops over and inset sink. Boiler, windows and doors to conservatory. Built in Airing cupboard and plumbing for automatic washing machine. Opening to Kitchen.

## Conservatory

7' 5" max x 17' 9" (2.26m max x 5.41m)

of brick and UPVC construction, glazed entrance door to Utility and opening to Kitchen.

## Bedroom 1

17' 2" max x 10' 10" max (5.23m max x 3.30m max)

having window to rear and side, built in wardrobes having built in cloakroom within them. Radiator, stairs to first floor loft room.

## Bedroom 2

8' 8" x 13' (2.64m x 3.96m)

having window to rear and radiator.

## Bedroom 3

13' x 8' 7" max (3.96m x 2.62m max)

having window to rear, radiator and built in wardrobes.

## Bathroom

having corner bath with telephone style tap, vanity unit and low level WC. Shower cubicle, window to rear, tiled splashback and radiator.

## Outside

driveway to the side of the house with joint access with the neighbouring property leading to parking space and Garage. Garage 9' min x 16' min with electric roller door, light and power. Manageable sized garden having a good selection of plants and trees.



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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## Bullock Lodge, Dove House Lane, Potter Heigham, Great Yarmouth

- Country road location
- Character property with accommodation on one floor
- Large lounge and 3 bedrooms
- Garage
- Easy maintained garden

Tenure: Freehold EPC Rating: F

offers in excess of

**£290,000**



Please note the marker reflects the postcode not the actual property

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