



**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.



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, work tops 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 splash back.

Utility Room

8' 6" x 9' 8" (2.59m x 2.95m)
with units at base and wall level, tiled work tops 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 splash back 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.



view this property online williamhbrown.co.uk/Property/NWS108065



welcome to

Bullock Lodge Dove House Lane, Potter Heigham Great Yarmouth

- Country road location
- Character property with accommodation on one floor
- Large lounge with wood burner
- Garage
- Easy maintained garden
- Conservatory

Tenure: Freehold EPC Rating: F

offers in excess of

£280,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/NWS108065



Property Ref:
NWS108065 - 0003

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.



william h brown



01692 581034



stalham@williamhbrown.co.uk



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



williamhbrown.co.uk