



10 Harvey Estate

Gimingham, Norfolk, NR11 8HA

- Stunning Three Bedroom Home
- Charming Village Location
- Much Improved and Etended by current owners
- Viewing Essential.

£270,000

EPC Rating '59'





Property Description

DESCRIPTION

Set in a residential cul de sac is this extensively modernised and extended three bedroom home offering accommodation over two floors to provide three bedrooms with the master boasting an en-suite shower room, modern kitchen dining room with appliances, utility space and beautifully appointed bathroom, lounge with wood burner and garden room overlooking the landscaped and enclosed garden.

LOCATION

Gimingham is a charming Norfolk village lost in time. Set just inland and between the coastal village of Trimingham and the ever popular village of Mundesley with it's many shops and amenities. The property offers an easy stroll into the village or in turn a short walk to the beach via the cliff path.

PORCH/UTILITY

With composite front door flanked by Upvc double glazed windows, roll edge work surface with plumbing and space for domestic appliances under, high gloss



ceramic tiled floor, radiator, inset spot lighting and Upvc double glazed window to side, square arch leading to the Kitchen/Dining Room.

KITCHEN/DINING ROOM

20' 9" x 7' 4" (6.32m x 2.24m) Fitted with a contemporary range of matching base and wall mounted units comprising of cupboards and drawers, work surface with inset ceramic sink and mixer tap, range style cooker with tiled splash back and cooker hood above, integrated dishwasher, fridge/freezer, high gloss ceramic tiled floor contemporary radiator, two Upvc double glazed windows to front, doorway leading to inner hall.

INNER HALL

With opening affording access to the lounge, doors to Bedroom and Family Bathroom.

LOUNGE

16' 1" x 12' 11" (4.9m x 3.94m) With return staircase rising to first floor, under stairs storage cupboard, feature multi fuel burner with tiled hearth, cupboards to recess, radiator, Upvc double glazed window to rear and matching doors to the Garden Room.

GARDEN ROOM

15' 2" x 8' 7" (4.62m x 2.62m) Having Upvc double glazed windows on a brick base with solid roof, inset spot lighting, contemporary radiator, door to rear garden.



BATHROOM

10' 5" x 7' 2" (3.18m x 2.18m) Fitted with a modern four piece suite comprising of a double ended bath with central taps and tiled splash back, close coupled dual flush wc, vanity unit with cupboard storage and inset wash hand basin with mono bloc mixer tap and mirror over, walk-in double size tiled shower enclosure with glazed door and panel, fitted with rain forest style shower, extractor fan, heated towel radiator, opaque Upvc double glazed window to front.

BEDROOM

9' 10" x 8' 6" (3m x 2.59m) With Upvc double glazed window to rear, radiator.

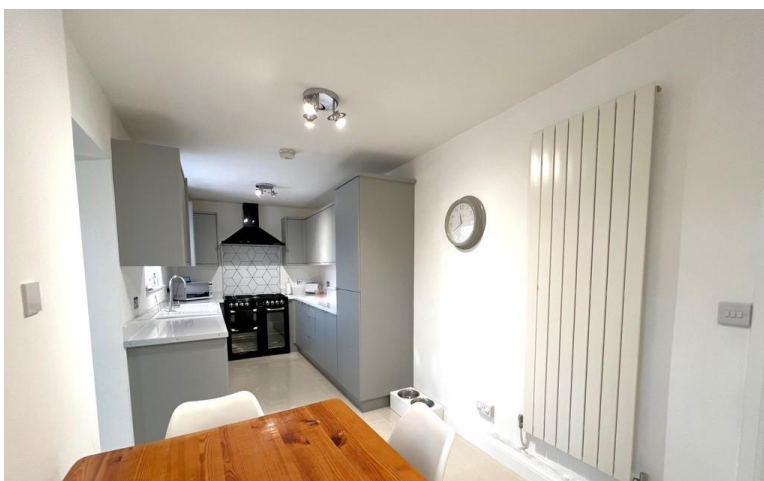
FIRST FLOOR LANDING

Access to all rooms, double glazed 'Velux' window, radiator.

MASTER BEDROOM

11' 7" x 9' 6" (3.53m x 2.9m) Measurement taken from one meter high, with restricted headroom, double glazed 'Velux' windows to front and rear with integrated black out blinds, radiator, access to eaves storage, door to En-suite.





ENSUITE

fitted with a three piece suite comprising of a tiled shower enclosure with rain forest style shower head and glazed door, vanity unit with cupboard storage, wash hand basin and lit mirror over, close coupled dual flush wc, inset spot lighting, heated towel radiator, extractor fan, ceramic tiled floor.

BEDROOM

8' 6" x 9' 7" (2.59m x 2.92m) Measurement taken from one meter high, with restricted headroom, double glazed 'Velux' windows to front and rear with integrated black out blinds, Upvc double glazed window to side, radiator.

FRONT GARDEN

Mainly laid to shingle to provide off road parking, oil tank, timber summer house and gated side access to rear garden.

REAR GARDEN

Being enclosed by hedging and fencing, laid mainly to lawn with porcelain paved paths leading to garden shed, decked area, side access.

AGENTS NOTE

This property is sold with a Covenant. The Section 157 Covenant (precluding purchasers except those having lived or worked in Norfolk for three years) does apply to this property.

REFERRALS

Acorn Properties are pleased to recommend a variety of local businesses to our customers.

In most instances, these recommendations are made with no financial benefit to Acorn Properties.

However, if we refer our clients to our trusted local Solicitors, Surveyors or Financial Services, Acorn Properties may receive a 'referral fee' from these local businesses.

If a referral to our trusted local solicitors is successful, Acorn Properties receive a referral fee of £100 - £180 following the successful completion of the relevant sale or purchase. There is no obligation for any of our clients to use our recommended solicitors, but we find the existing relationships we have with these firms can be beneficial to all parties.

For each successful Financial Services referral Acorn Properties will receive an introducer's fee which is between 25 – 30% of the net initial commission/broker fee received by the advisor. There is no obligation for our clients to use our recommended mortgage



Viewings

By arrangement with the agents, Acorn Properties

01692 402019

Services

[insert text here]

Tenure

Freehold

Possession

Vacant possession on completion

Council Tax Band

Band A

Directions

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | | |
| 55-68 | D | 59 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Floor Plan *(Not to scale and intended as an approximate guide to room layout only)*



Ground Floor



First Floor