



ADDRESS

1 Vicarage Cottage
Vicarage Close
Potter Heigham
NR29 5LE

TENURE

Freehold

STATUS

Chain Free Sale

L  LARKES S

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**‘SITUATED AMIDST NORFOLK’S
PICTURESQUE COUNTRYSIDE,
POTTER HEIGHAM OFFERS
RESIDENTS A SERENE AND
PEACEFUL SETTING TO CALL
HOME.’**



The Tour:

Nestled within the tranquil confines of Vicarage Close, Potter Heigham, this modern end-of-terrace one-bedroom village home offers a serene retreat amidst Norfolk's picturesque landscapes.

Approaching the property, you're greeted by a sense of exclusivity as it sits on a private cul-de-sac, accessed via a driveway offering parking for two vehicles. Stepping through the storm porch, you're welcomed into a spacious hallway, providing seamless access to the ground floor reception rooms and the staircase leading to the first-floor sleeping quarters.

The heart of the home, the kitchen, resides at the forefront of the layout, boasting fitted cabinetry with integrated appliances including an oven, hob, and extraction canopy. Laminated countertops offer ample space for culinary endeavours, while open shelving provides a platform for your prized possessions.

Moving towards the rear, a generously proportioned living room awaits, bathed in natural light pouring in through large south-facing windows and doors, offering enchanting views of the garden beyond. Chestnut flooring unifies the ground floor, infusing warmth and character into the living spaces.

Completing the ground floor amenities, a convenient cloakroom adds to the functional layout. Ascending the stairs, a central landing guides you to the rear-facing bedroom, offering tranquil village vistas. The modern bathroom features pristine white sanitaryware, with a panel bath and shower overhead, providing a sanctuary for relaxation. A storage room ensures effortless organization of your belongings.

Outside, a quintessential cottage garden beckons, adorned with well-stocked perennial beds and a central lawn, while limestone footpaths facilitate easy navigation. A south-facing timber deck invites you to bask in the garden's splendour, perfect for al fresco dining or peaceful contemplation.

Ensuring comfort year-round, a modern external oil-fired combination boiler is in place. Please note, the property deeds contain a covenant as defined by Section 157 of the Local Housing Act whereby potential purchasers must have worked or resided in Norfolk for a period of at least 3 years, or under special circumstance be working for or have a guaranteed job with a local authority or public services for the foreseeable future.

Points to note:

Tenure: Freehold

Heating: Oil Central Heating

Average Heating & Lighting Costs: £35 pcm

Council Tax: A (£1,333.43)

Energy Performance: C 75

The Area:

Situated amidst Norfolk's picturesque countryside, Potter Heigham offers residents a serene and peaceful setting to call home. The village exudes a sense of community spirit, with friendly neighbours and a welcoming atmosphere.

For families, Vicarage Close is ideally located within reach of reputable schools, providing quality education for children of all ages. Whether it's the nearby primary school known for its nurturing environment or secondary schools offering a comprehensive curriculum, families can rest assured knowing their children's educational needs are well catered for.

When it comes to daily conveniences, Potter Heigham boasts a range of local shops and amenities, ensuring residents have everything they need right at their doorstep. From quaint village stores stocking everyday essentials to charming boutiques offering unique finds, there's something for everyone within easy reach.

Beyond the village borders, residents are spoiled for choice when it comes to leisure and recreational activities. Nature enthusiasts can explore the tranquil waterways of the Norfolk Broads, where boating, fishing, and birdwatching opportunities abound. For those seeking adventure, the nearby coastline offers sandy beaches, perfect for seaside strolls and family picnics.

History buffs will delight in exploring the area's rich heritage, with historic landmarks and attractions dotted throughout the region. From medieval castles and stately homes to charming market towns, there's no shortage of fascinating sites to discover.

Foodies will appreciate the local culinary scene, with traditional pubs serving hearty fare alongside quaint tearooms offering delicious homemade treats. And with an array of events and festivals taking place year-round, there's always something new and exciting happening in and around Potter Heigham.

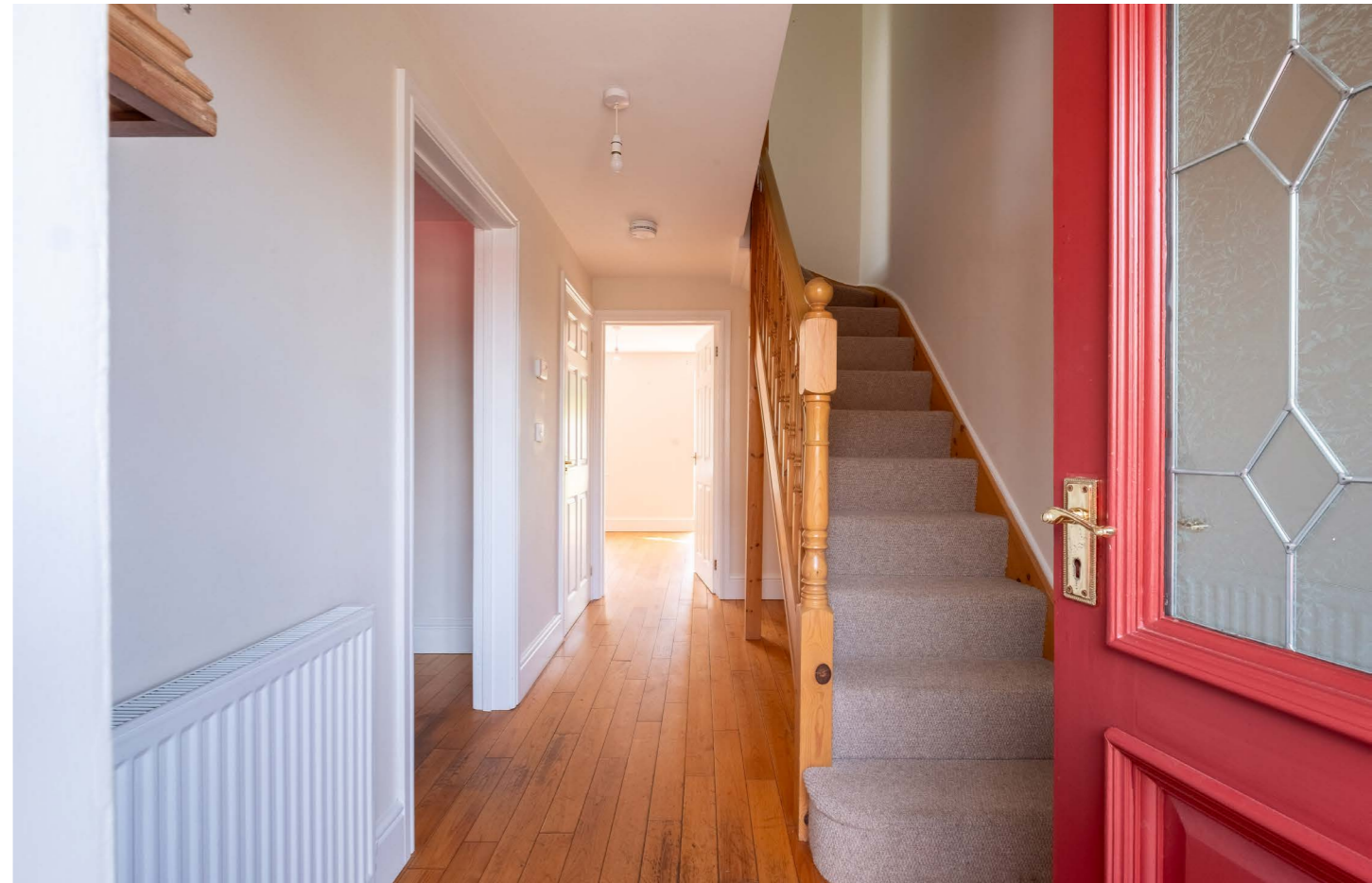
Please bear in mind that all areas, measurements, and distances provided in these particulars are approximations. The text, photographs, and floor plans serve as general guidance only.

Larkes has not conducted tests on any services, appliances, or specific fittings - prospective purchasers are advised to inspect the property themselves. All fixtures, fittings, and furniture not expressly itemised within these particulars are deemed removable by the vendor.

**FIND
YOUR
NEST**



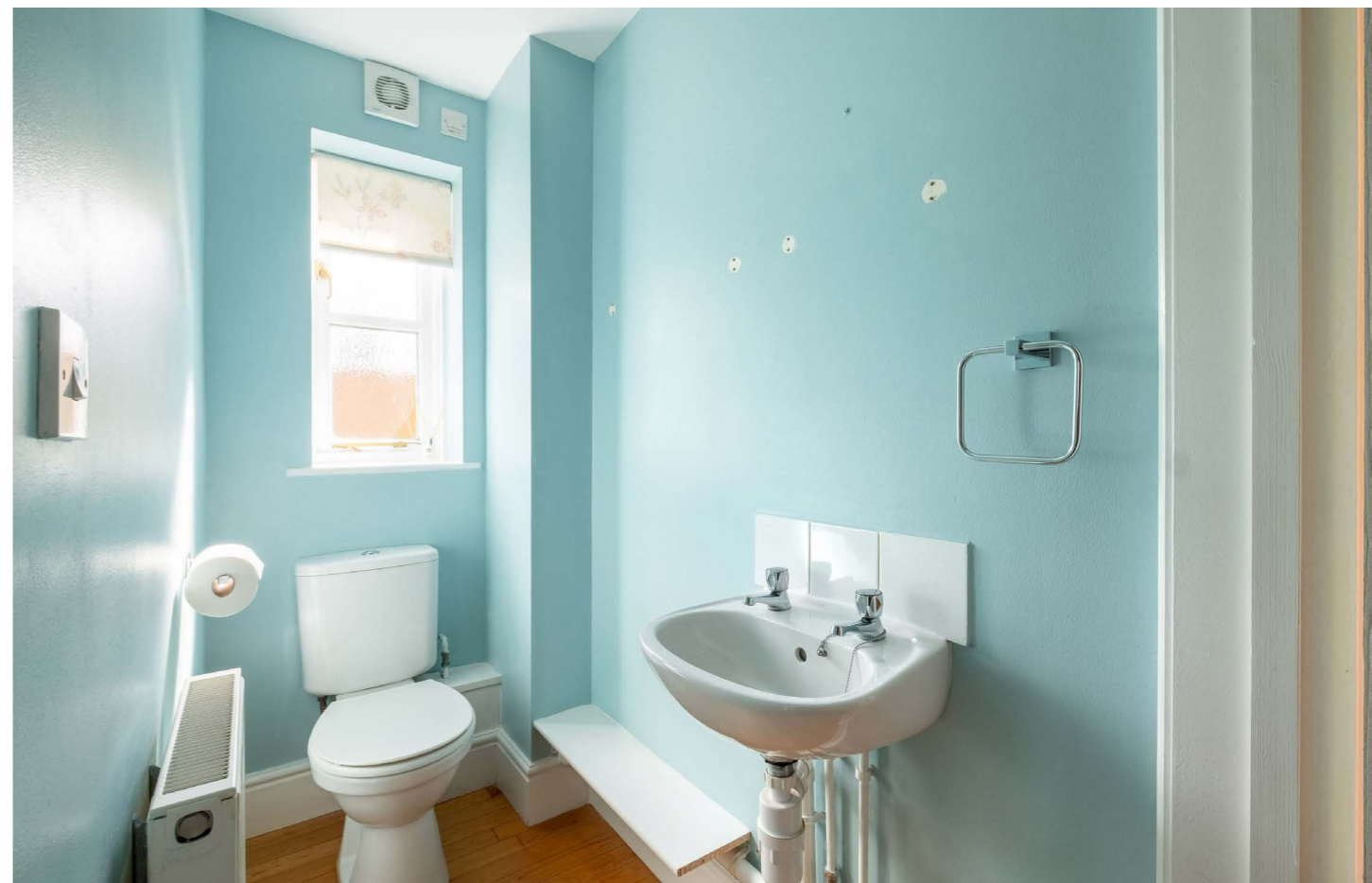
Kitchen



Entrance hall



Living/dining room



Cloakroom



**FIND
YOUR
NEST**



Bedroom



Bathroom



Side passage with timber shed and gate to front driveway



Characterful laquered Chestnut flooring



Entrance hall



Store room



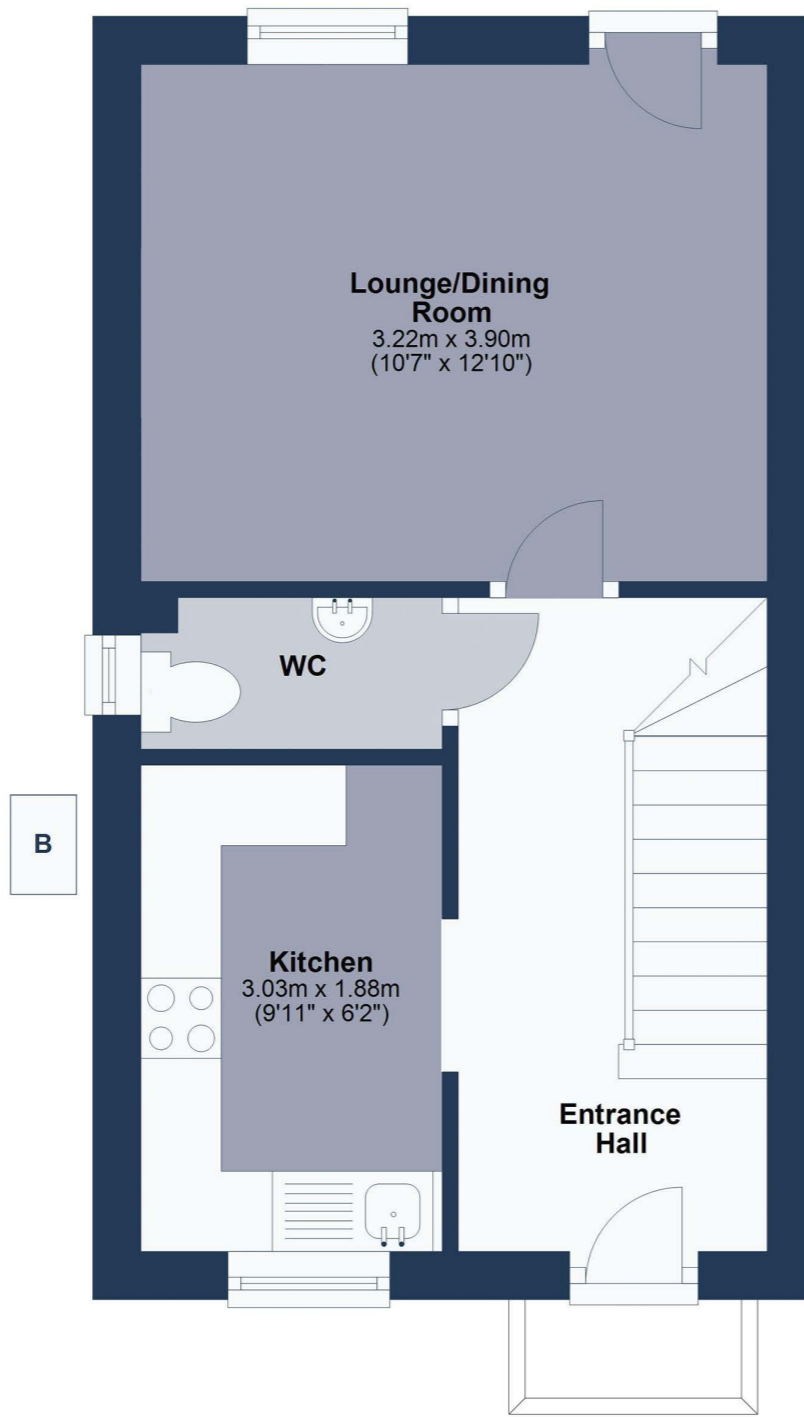
Detail view from rear door into the well stocked cottage garden



Main facade

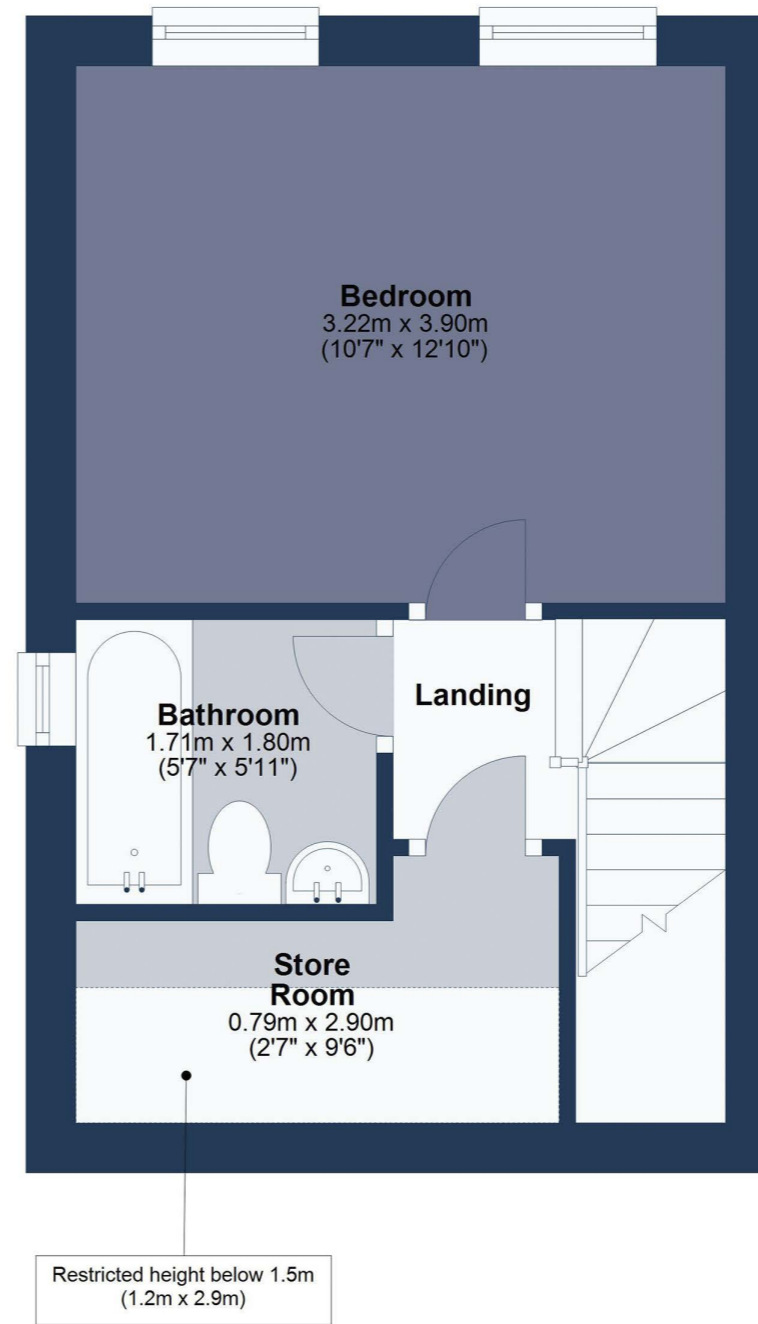
Ground Floor

Approx. 28.8 sq. metres (310.3 sq. feet)

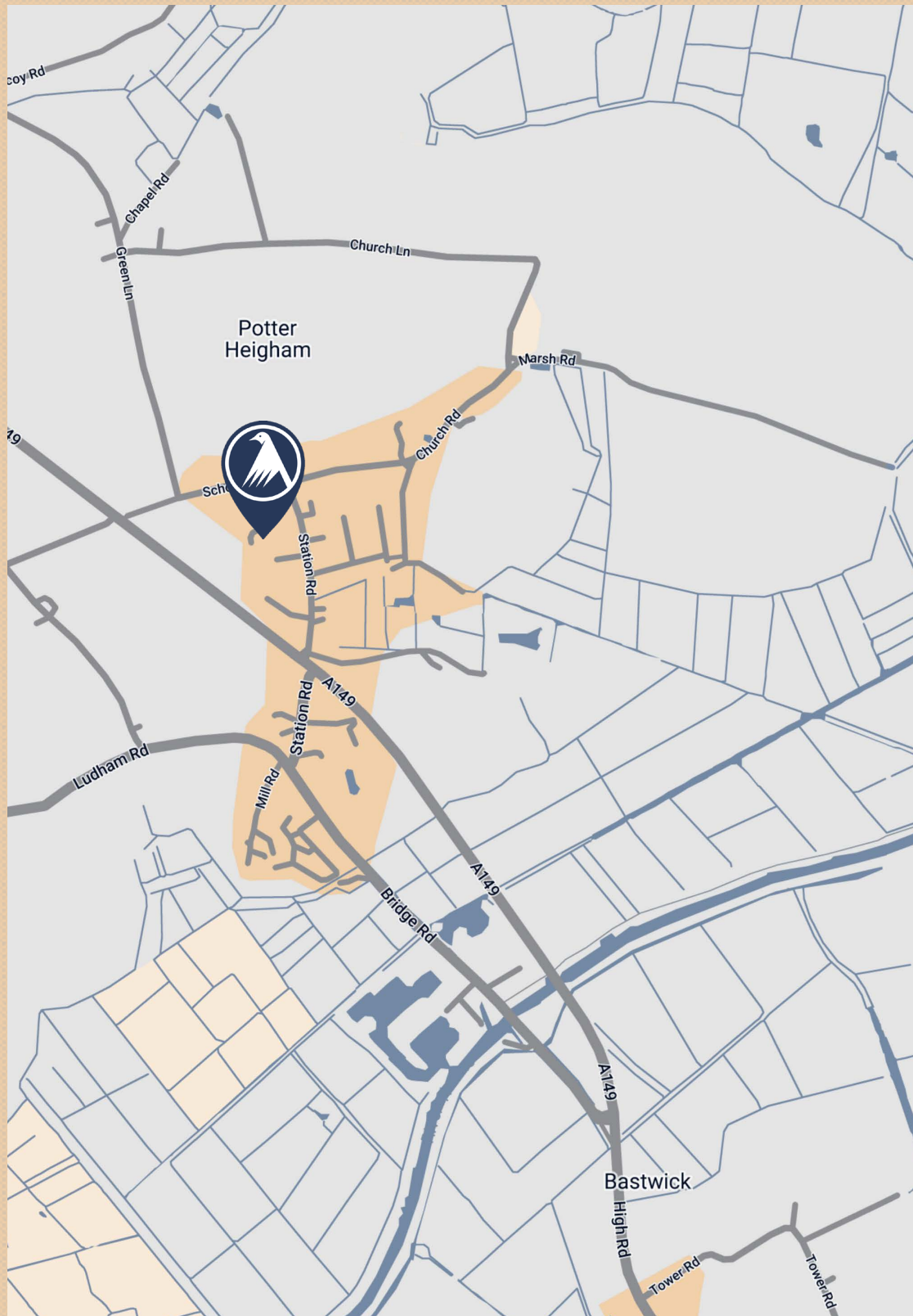


First Floor

Approx. 24.7 sq. metres (266.3 sq. feet)



Ref: 7324



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