

Aldreds
Estate Agents



2 Lighthouse Lane, Happisburgh, Norwich, NR12 0QA

£285,000



2



1



2



D



£285,000

2 Lighthouse Lane

Happisburgh, Norwich, NR12 0QA

- Spacious Detached Bungalow
- Open Plan Lounge/Diner
- Popular Coastal village
- Generous Garden
- Offered with No Onward Chain
- Two Double Bedrooms
- Stunning Location with Views of Happisburgh Lighthouse
- Storage Heating
- Driveway and Garage
- Early Viewing Highly Recommended

Aldreds are delighted to offer this individually designed, two bedroom detached bungalow, situated in a generous plot and located in an outstanding position facing towards Happisburgh lighthouse. The property offers spacious accommodation including an entrance porch, hallway, open plan lounge/diner, kitchen/breakfast room, utility room, two double bedrooms, bathroom and separate WC.

The property further offers storage heating, uPVC sealed unit double glazed windows, driveway parking, garage and delightful enclosed gardens. Now offered with no onward chain, early internal viewing is highly recommended to appreciate this nicely located property by the coast.



Entrance porch 9'5" x 4'5" (2.89m x 1.37m)

Attractive archway entrance with glazed door with glazed surround, window to front aspect, tiled flooring, exposed brickwork, wall lights, part-glazed door giving access to:

Hallway

Loft access, built-in cupboard, airing cupboard housing hot water cylinder with immersion heater, storage heater, doors leading off;

Open plan Lounge/Diner

Lounge area 5.41m x 3.58m with window to front aspect, fireplace with LPG coal effect gas fire, power points, 2 storage heaters, wall lighting, open plan access to dining area 3m x 2.72m, glazed door with glazed side panels leading onto rear garden, storage heater, wall lighting, power points.





Kitchen 12'6" reducing to 10'9" x 9'10" (3.83m reducing to 3.28m x 3m)

window to rear aspect, part-glazed door leading to rear garden, tiled flooring, part-tiled walls, a range of fitted kitchen units with tiled work surface and splashbacks, space for cooker with stainless steel extractor over, ceramic sink drainer with mixer tap.

Bedroom 1 11'2" x 9'11" (3.42m x 3.04m)

Window to rear aspect, storage heater, power points, built-in wardrobes.

Bedroom 2 11'3" x 9'8" (3.45m x 2.97m)

Window to front aspect, storage heater, power points, built-in wardrobe.

Bathroom

Obscure glazed window to side aspect, fully tiled walls and floor, pedestal hand wash basin, panelled bath, tiled shower cubicle, wall-mounted electric heater

WC

Side facing obscure glazed side window, fully tiled walls and floor, low level WC, hand wash basin, wall-mounted electric heater

Directions

From Aldreds Stalham office proceed along St Johns Road turning left onto Brumstead Road, proceed towards Walcott turning right at the crossroads sign posted Happisburgh, continue into the village passing the village school and general store on the right hand side, turn left into Beach Road and immediately turn right into Lighthouse Lane. The property can be found towards the end of the road on the right hand side, located by our 'For Sale' board.



Outside

A particular feature of the property is the stunning location along Lighthouse Lane offering outstanding views towards Happisburgh lighthouse. The property sits in a generous plot with driveway parking extending to the side of the property onto a garage.

Garage 18'4" 9'6" (5.6 2.9)

Front facing up and over door and door giving access to;

Utility Room 9'5" x 4'5" (2.89m x 1.37m)

with rear facing window and door to garden, power points, plumbing for washing machine.

Gardens

The property offers delightful mature gardens to the front and rear. The rear garden is nicely enclosed with mature hedgerow and closed board panel fencing to boundaries, laid to lawn with a variety of well-stacked shrubbery, with timber garden shed, greenhouse and patio area to the rear of the property, external lighting and water supply and access to side.

Solar Panels

The property benefits from solar panels offering a supplementary electric supply.

Tenure

Freehold

Council Tax

North Norfolk District Council. Band 'C'

Services

Mains water, electric & drainage

Location

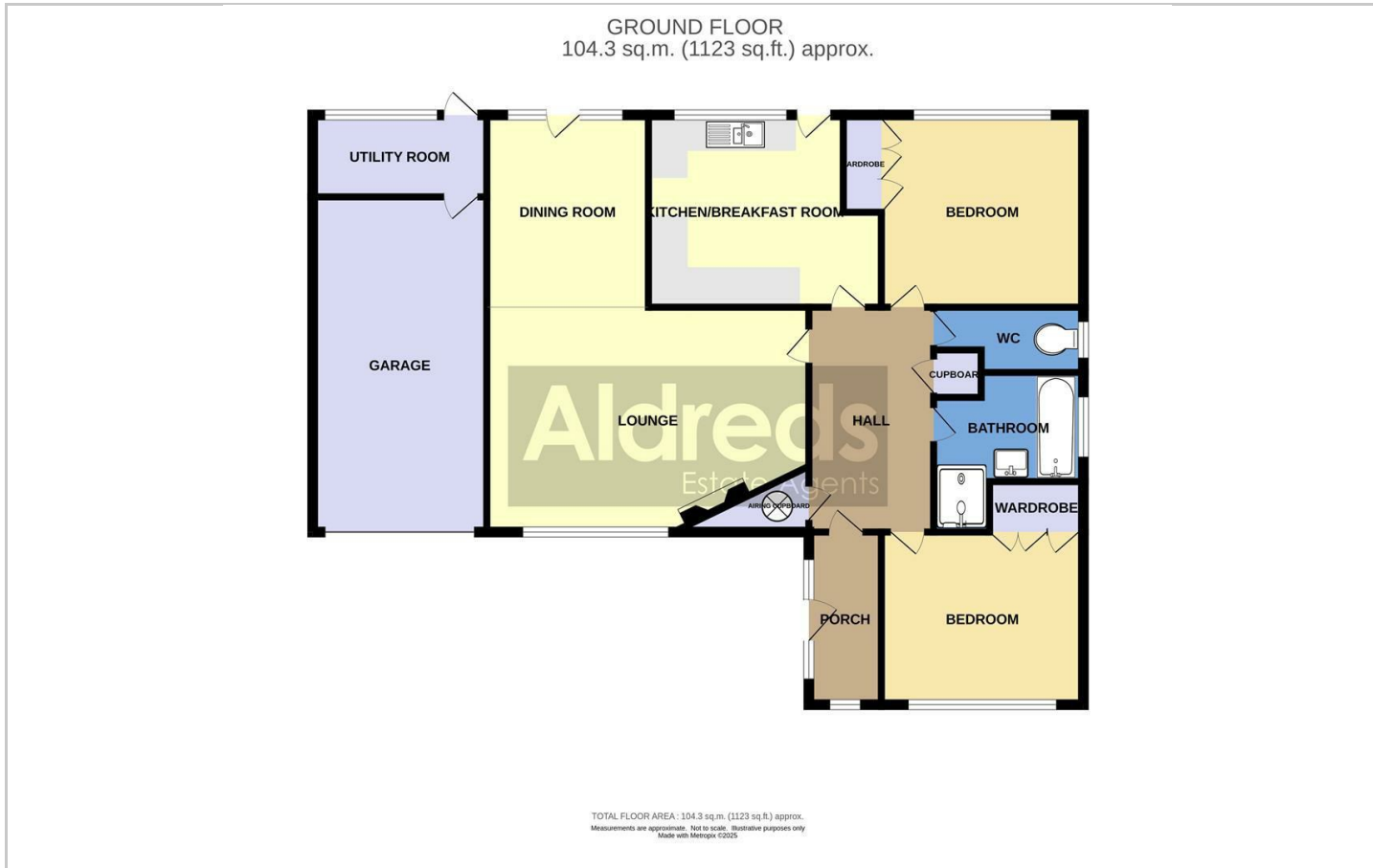
The attractive North Norfolk coastal village of Happisburgh is dominated by the tower of St Marys Church and well known for the famous Lighthouse. Local facilities include a village Shop, Pre/Primary School and The Hillhouse Public House. The small Broadland town Stalham is approximately five miles away with a full range of facilities including a Tesco Supermarket, Doctors Surgery, Library and High School.

Reference

PJL/S9980



Floor Plans



Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

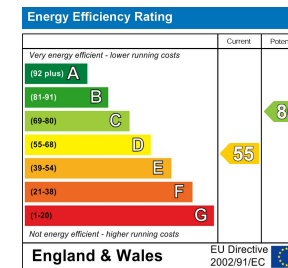
Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

Location Map



Energy Performance Graph



55 High Street, Stalham, Norfolk, NR12 9AH
Tel: 01692 581089 Email: stalham@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA