



School Common Road, Happisburgh, Norwich, NR12 0QF

welcome to

School Common Road, Happisburgh, Norwich

This immaculately presented four bedroom character cottage lies within a 5 minute drive of the Norfolk coast and also within close proximity to the Norfolk Broads network. This property would make an ideal main residence, second home or holiday let!



Description

Situated approximately halfway between the Norfolk villages of Happisburgh and Lessingham, this character cottage offers field views to three aspects and would make an ideal family home for someone looking for countryside living blended with modern fixtures and fittings. The property offers accommodation comprising entrance porch leading into living room with inglenook fireplace, dining room, kitchen and downstairs four piece bathroom. On the first floor you will find four good sized bedrooms and shower room. Externally the property benefits from an attractive front garden with wisteria and rose bushes and to the rear of the property is a beautifully landscaped garden mainly laid to lawn with patio, flowers and shrubs. The property further benefits from a detached outbuilding which could be utilised as a work space or leisure studio and off road parking for several vehicles. This property has been immaculately maintained by the current owners and is being sold with NO ONWARD CHAIN!

Entrance Porch

Door and window to front aspect, radiator, telephone point and tiled flooring

Living Room

Double glazed window to front aspect, Inglenook fireplace with wood burning stove, radiator, stairs to first floor with storage cupboard below, spotlights and oak flooring

Ground Floor Bathroom

Four piece suite comprising bath, separate shower cubicle, WC, wash hand basin, skylight window, spotlights, heated towel rail, extractor fan and tiled flooring

Dining Room

Double glazed windows to rear and side aspects, spotlights and oak flooring

Kitchen

Fitted kitchen with range of wall and base units with granite work surfaces over, double glazed windows to side and rear aspects, sink drainer, radiator, space for fridge freezer, plumbing for washing machine and slimline dishwasher. Freestanding Belling Range cooker with induction hob with cooker hood above, exposed feature brickwork and tiled flooring

Sun Room

UPVC double glazed windows and doors, spotlights and oak flooring

First Floor Landing

Loft access, airing cupboard, radiator, double glazed window to rear aspect, spotlights and carpeted flooring

Bedroom 1

Double glazed window to front aspect with field views, fitted wardrobes, radiator and carpeted flooring. Spotlight lighting.

Bedroom 2

Double glazed window to side aspect with field views, spotlights, radiator and carpeted flooring.

Bedroom 3

Double glazed window to front aspect, spotlights, radiator and carpeted flooring

Bedroom 4

Double glazed window to front aspect with field views, spotlights, storage cupboard, radiator, loft access and carpeted flooring

Shower Room

Suite comprising shower cubicle, WC, wash hand basin, spotlights, extractor fan, radiator and vinyl flooring

Exterior

At the front of the property is an attractive garden with wisteria and roses growing up the cottage with lawn, patio and low level flint wall with entry gate. At the rear of the property is a well maintained garden with access gate, lawn, flowers, shrubs and shingled seating area. The property further boasts off road parking for at least three vehicles.

Outbuilding


The detached outbuilding measures 18'9 x 16'9 with power, lighting, windows to front and rear aspect and fitted wall and base kitchen units with work surface over



Total floor area 130.1 m² (1,401 sq.ft.) approx

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.propertybox.io


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welcome to

School Common Road, Happisburgh, Norwich

- NO ONWARD CHAIN!
- Characterful Norfolk Cottage
- Living Room with Inglenook Fireplace
- Beautifully Maintained Front & Rear Gardens
- Detached Outbuilding and Off Road Parking
- Field Views to Three Aspects
- Modern Kitchen with Granite Work Surfaces

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NWS106828 - 0004

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