



**STOBART
& HURRELL**

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6 Coronation Close, Happisburgh, Norfolk, NR12 0RL

A recently renovated and thoughtfully extended semi-detached family home, peacefully positioned in the rural hamlet of Happisburgh Common, surrounded by open countryside and less than a mile from the stunning North Norfolk coastline. Adjoining the picturesque village of Happisburgh, renowned for its iconic red-and-white lighthouse, the property enjoys an idyllic setting that combines rural tranquillity with easy access to everyday amenities. The village offers a primary school, church, village shop and post office, traditional public house, and fishmonger, while the nearby market town of Stalham provides a wider range of facilities including supermarkets, schools, a medical centre, independent shops, and a petrol station.

Set back from the road, the property is approached via a gravel driveway providing off-road parking. To the rear, a generous enclosed garden is predominantly laid to lawn and bordered by mature shrubs and trees, creating a private and peaceful outdoor retreat. A paved terrace provides the perfect setting for alfresco dining and entertaining, while a timber storage shed and productive kitchen garden with raised beds and a greenhouse will appeal to keen gardeners.

Well-presented throughout, the accommodation offers bright and versatile living spaces. A welcoming entrance hall leads into a comfortable sitting room centred around a feature fireplace, which flows through to a well-appointed kitchen/breakfast room. An extension has been added to create a spacious garden room with bi-fold doors opening onto the rear terrace, seamlessly connecting indoor and outdoor living. Upstairs, there are two generous double bedrooms and a family bathroom.

The property is ideally located to enjoy the very best of North Norfolk, with miles of sandy beaches and scenic coastal walks almost on the doorstep. The popular seaside towns of Cromer, Sheringham, and Holt are all within easy reach, while the Norfolk Broads National Park, less than eleven miles away, offers exceptional boating, walking, and wildlife opportunities. North Walsham railway station provides regular services to Norwich with onward connections to London Liverpool Street, and the historic city of Norwich, approximately seventeen miles away, offers an outstanding range of shopping, dining, cultural attractions, and an international airport.

Agents Note: There is a local buyer's restriction on the property, as per Section 157 of the Housing Act 1985.



Semi-Detached



House



Older



1 Bathroom



2 Receptions



2 Bedrooms



Tax Band C



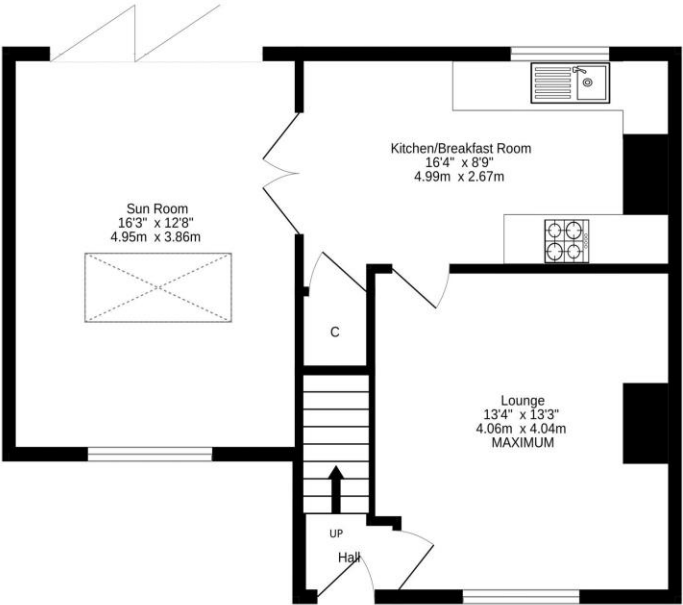
Off-Road
Parking



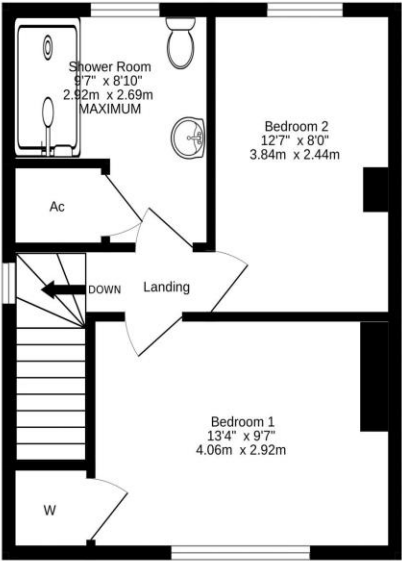
No
Garage



Ground Floor
554 sq.ft. (51.4 sq.m.) approx.



1st Floor
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 917 sq.ft. (85.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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