

**Aldreds**  
Estate Agents



6 The Thoroughfare, Potter Heigham, NR29 5LD

£360,000



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£360,000

# 6 The Thoroughfare

Potter Heigham, Great Yarmouth, NR29 5LD

- Spacious Detached Bungalow
- Two Receptions
- Oil Fired Central Heating
- Double Garage
- Popular Broadland Village
- Three Bedrooms
- Bathroom & Separate W.C
- Well Presented Throughout
- Delightful Enclosed Rear Garden
- Viewing Highly Recommended

Aldreds are delighted to offer this spacious three bedroom detached bungalow situated in the popular Broadland village of Potter Heigham. This larger than average bungalow occupies a wonderful corner plot with a spacious driveway and a detached double garage. The accommodation includes an entrance hall, lounge, kitchen/breakfast room, dining/sitting room, three bedrooms, bathroom and cloakroom.

The property offers oil fired central heating, uPVC sealed unit double glazed windows and a delightful enclosed rear garden with a Southerly aspect. Early internal viewing is highly recommended to appreciate this well presented bungalow.



## Entrance Porch

Glazed sliding door, tiled flooring, power point, door to;

## Hallway

Radiator, airing cupboard housing hot water cylinder with immersion heater, power point, loft access, doors leading off;

## Dining / Sitting Room 15'7" reducing to 13'7" x 12'2" (4.76m reducing to 4.15m x 3.71m)

With potential for a fourth bedroom/home office, front facing window, radiator, power points, television point, wall lighting, glazed door giving access to;

## Kitchen/Breakfast Room 18'2" x 9'10" (5.56m x 3.01m)

Windows to side and rear aspects, a range of fitted kitchen units with rolled edge work surface and tiled splash backs, stainless steel sink drainer with mixer tap, power points, electric cooker point, extractor, plumbing for washing machine, radiator, power points, telephone point, glazed door from entrance hall, built-in cupboard, glazed door to;





### Rear Lobby

Loft access, radiator, glazed door via porch to rear garden, doors leading off;

### Cloakroom 6'5" x 4'8" (1.97m x 1.43m)

Side facing obscure glazed window, low level w.c., pedestal hand wash basin, radiator.

### Lounge 18'6" x 11'2" (5.65m x 3.41m)

A spacious double aspect room with glazed patio doors offering a Southerly aspect and leading to garden and a rear facing window, brick built mock fireplace surround with a tiled hearth, two radiators, power points, two television points, wall lighting.

### Bedroom 1 10'11" x 11'1" (3.33m x 3.39m)

Window to front aspect, radiator, power points, built-in wardrobe, wall lighting.

### Bedroom 2 11'1" x 9'10" (3.39m x 3.01m)

Rear facing window, radiator, power points, built-in wardrobe.

### Bedroom 3 11'10" at max 8'9" (3.63m at max 2.69m)

Window to front aspect, radiator, power points.

### Directions

From Aldreds Stalham office proceed towards Great Yarmouth along the A149. Upon reaching Potter Heigham, turn left into Station Road then right into St Nicholas Way proceeds toward the end of the road reaching The Thoroughfare, where the property can be found in the right hand corner.



### Bathroom 9'10" x 6'11" at max (3m x 2.13m at max)

Rear facing obscure glazed window, low level w.c., pedestal hand wash basin with tiled splash back, panelled bath with tiled surround and electric shower over, radiator, shavers point with light.

### Outside

The property occupies a pleasant corner plot position with a spacious driveway, with ample parking space for a number of vehicles, leading onto a detached double garage with a hard standing to the side, ideal for a boat, motorhome or caravan storage.

### Double Garage 17'1" x 16'7" (5.22m x 5.07m)

Electric remote operated roller door, power, lighting, side facing window and service door.

### Garden

The property offers a delightful enclosed rear garden, beautifully landscaped and maintained with close board panel fencing and mature hedgerows to boundaries, large patio area with a variety of well stocked beds and borders, greenhouse, external oil fired boiler for hot water and central heating, oil storage tank, garden shed and external water supply and lighting.

### Tenure

Freehold.

### Services

Mains water, electric and drainage.

### Council Tax

North Norfolk District Council - Band: 'D'

### Location

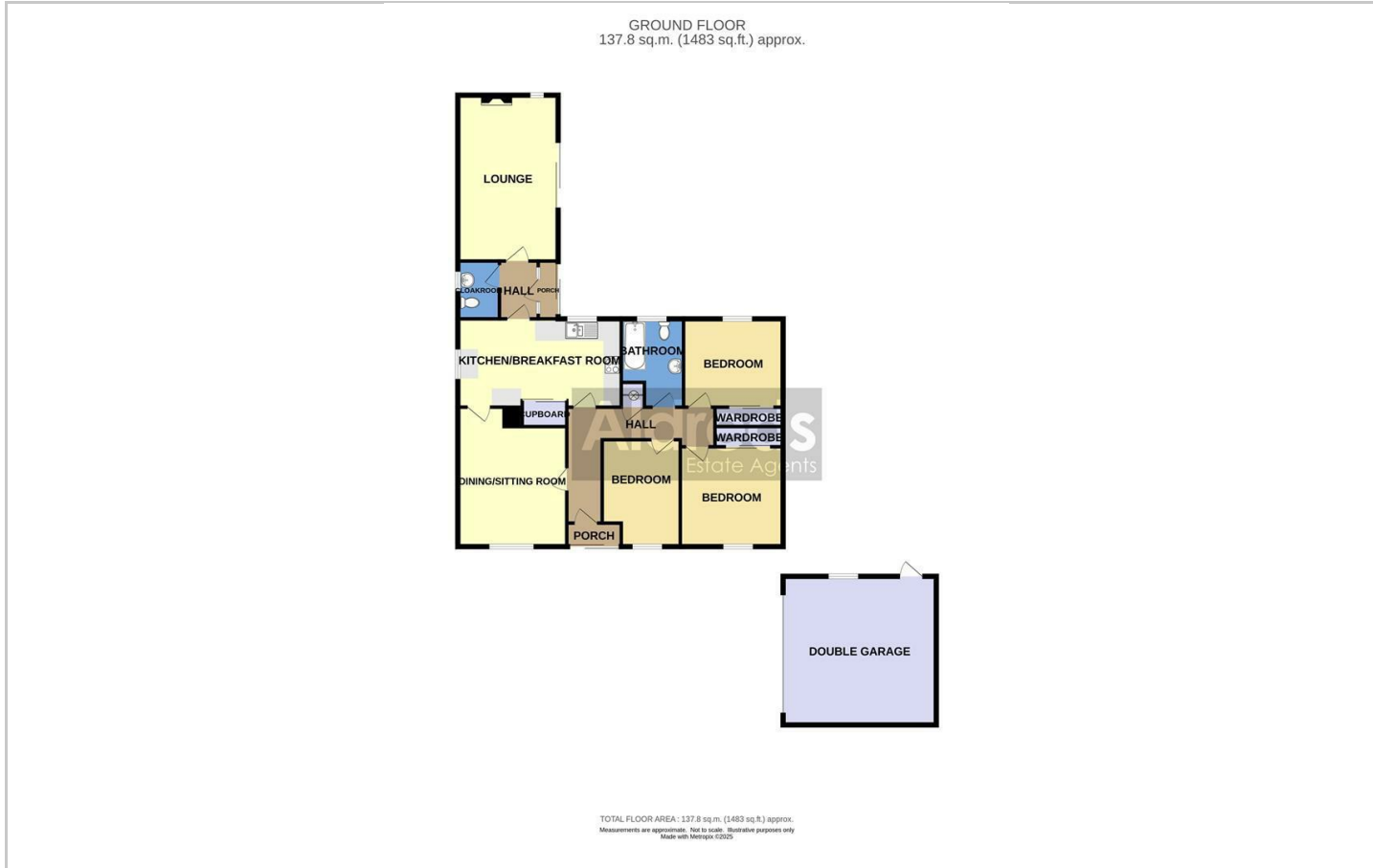
Potter Heigham is a well known Broadland village with a famous ancient bridge over the River Thurne, approximately twelve miles from Great Yarmouth to the South East. Village amenities include a Post Office, a selection of shops, cafe, fish and chips outlet, boat yards and a bus service which operates to Great Yarmouth and the Fine City of Norwich.

### Reference

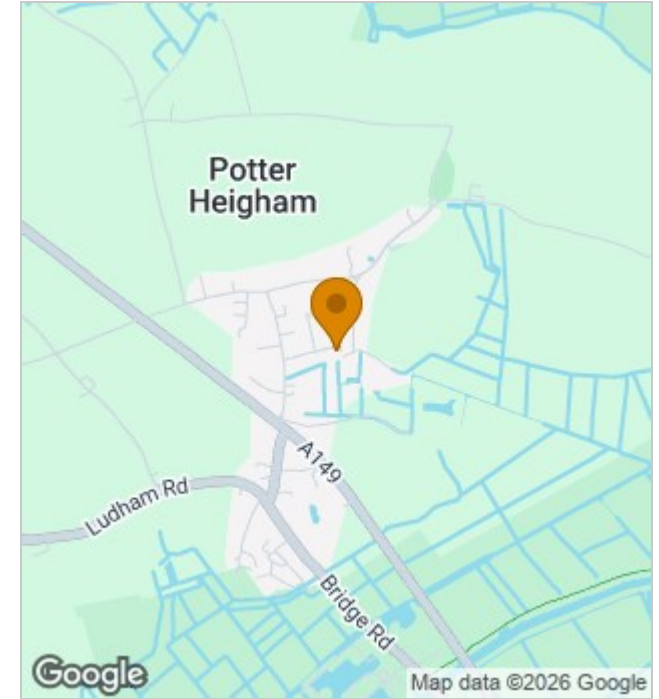
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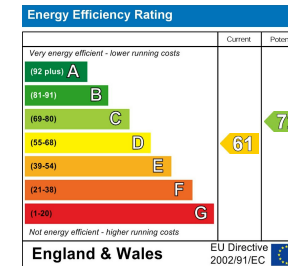
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.

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