

Highcrest Croft Hill, Stokesby, NR29 3EU

£475,000

4 2 4 D



Highcrest Croft Hill

Stokesby, Great Yarmouth, NR29 3EU

£475,000

- Attractive Broadland Village Location on The River Bure
- First Floor Snooker Room with Full Size Table
- Three Reception Rooms
- Nicely Enclosed Rear Garden
- Driveway Parking & Double Garage
- Approx 2300 Sq Ft (including integral double garage)
- Four Bedrooms with Master En suite
- Oil Central Heating
- Modern Fitted Kitchen Diner
- Must View to Appreciate!



Aldreds are delighted to offer this hugely spacious detached house situated in a pleasant non-estate position in the attractive Broadland village of Stokesby.

This spacious family home offers accommodation including an entrance hall, cloakroom, an impressive 8.65m double aspect lounge, snug/dining room, study, kitchen/diner, utility, four bedrooms, master en-suite, family bathroom and a first floor snooker room housing a full size snooker table.

The property offers oil fired central heating, uPVC sealed unit double glazed windows, spacious driveway parking, double garage and a nicely enclosed rear garden with a log cabin style summerhouse.

Early internal viewing is highly recommended to appreciate this spacious modern property located in a desirable village location.





Entrance Hall
Part glazed entrance door with glazed side panel, power points, radiator, stairs to first floor landing with under stair cupboard, thermostat, doors leading off;

Cloakroom
Front facing obscure glazed window, low level w.c., hand wash basin with tiled splash back, radiator.

Study 10'6" x 7'2" (3.22m x 2.2m)
Front facing bay window, radiator, power points, television point.

Lounge 28'4" x 12'10" (8.65m x 3.92m)
A spacious double aspect room with bay window to front and glazed sliding doors to rear garden, power points, wall lighting, radiator, television point, telephone point, glazed French doors to;

Snug/Dining Room 10'2" x 8'4" (3.111m x 2.55m)
Window to rear aspect, radiator, power points, television point.



Kitchen/Diner 16'2" x 14'5" reducing to 8'1" (4.95m x 4.41m reducing to 2.47m)

Two rear facing windows, radiator, power points, telephone point, a range of modern fitted kitchen units with under counter illumination, work surface, sink drainer and upstand, integrated appliances including ceramic hob, extractor, double oven, dishwasher, door giving access to;

Utility Room 8'1" x 7'1" (2.47m x 2.18m)

Rear facing window, part glazed door to rear garden, a range of fitted units with work surface and upstand, stainless steel sink drainer with mixer tap, plumbing for washing machine, space for fridge-freezer, radiator, door giving access to garage.

Garage 19'2" x 15'8" (5.86m x 4.78m)

Two front facing up and over doors, two side facing windows, power, lighting, cupboard housing oil fired boiler for hot water and central heating.

First Floor Landing

Loft access, radiator, airing cupboard housing hot water cylinder with immersion heater, power points, doors leading off;

Master Bedroom 17'1" at max x 12'11" (5.22m at max x 3.94m)

Bay window to front aspect, radiator, power points, television point, built-in wardrobes, door giving access to;

Directions

Upon entering the village of Stokesby, continue into the village centre, reaching the village green. Turn left into Croft Hill where the property can be found towards the top of the hill on the right hand side.





En-Suite Shower Room 6'9" x 5'11" (2.06m x 1.81m)
Obscure glazed window to front aspect, low level w.c., shower cubicle with electric shower, hand wash basin within a fitted storage unit with tiled surround, heated towel rail.

Bedroom 2 12'11" at max x 10'6" (3.95m at max x 3.21m)
Window to rear aspect, radiator, power points, fitted wardrobe.

Bedroom 3 10'2" x 9'8" (3.11m x 2.95m)
Window to front aspect, radiator, power points.

Bedroom 4 11'4" x 7'10" (3.46m x 2.39m)
Window to rear aspect, radiator, power points.

Bathroom 7'8" x 5'5" (2.35m x 1.67m)
Front facing obscure glazed window, panelled bath with screen and shower over, fitted units housing hand wash basin and low level w.c., radiator, fully tiled walls, ventilation.

Snooker Room 22'6" x 15'8" (6.86m x 4.78m)
A hugely spacious room currently housing a full size snooker table with much potential for other uses such as a home working space or additional bedroom, two velux roof lights to front aspect, windows to side and rear, two radiators, power points, television point.

Outside
The property is approached via a spacious shingle driveway serving this property and the neighbour beyond, opening up into a large parking area with space for four/five vehicles. The property offers a delightful enclosed rear garden, laid to lawn with large brick weave paved patio areas, a variety of shrubbery and planting to borders, with a log cabin style summerhouse.

Tenure
Freehold.

Services
Mains water, electric and drainage.

Council Tax
Great Yarmouth Borough Council - Band: 'E'

Location
Stokesby is a quiet village approximately 9 miles from Great Yarmouth and 13 miles from Norwich. The village is situated on the River Bure and offers visitors a tranquil and peaceful time for their stay. Stokesby has the Ferry Inn Public house. There is also a busy Community Centre and Social Club and regular services are held in St Andrews Church. There is free parking beside the village green overlooking the river. Many visitors arrive by boat with a free 24hr moorings near the Green and pub moorings in front of The Ferry. On the village green, there are swings and slides for the young ones to let off steam.

Reference
PJL/S9973







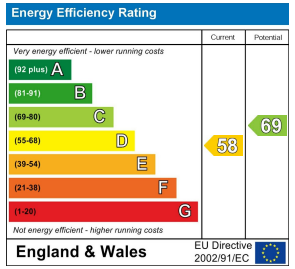
Floor Plans



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.

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. There may be a fee for mortgage advice. 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.

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