

Aldreds
Estate Agents

2 Bower Close, Potter Heigham, NR29 5DL

£450,000

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2 Bower Close

Potter Heigham, Great Yarmouth, NR29 5DL

- Spacious Detached House
- Spacious Entrance Hall and Galleried Landing
- Driveway Parking and Double Garage
- Five bedrooms, Master En Suite
- Oil Fired Central Heating
- Nicely Enclosed Rear Garden
- Two Receptions
- New Flooring Throughout
- Popular Broadland Village
- Offered with No Onward Chain



Aldreds are delighted to offer this extremely spacious, modern detached house situated within the popular Broadland village of Potter Heigham. Offering five bedroom accommodation, this spacious home offers a generous entrance hall and galleried landing, lounge, dining room, conservatory, kitchen, utility, ground floor cloakroom, a master bedroom en suite and a family bathroom.

The property benefits from oil fired central heating, uPVC sealed unit double glazed windows, new flooring throughout, driveway parking, a double garage and a nicely enclosed rear garden. Now offered with no onward chain, early internal viewing is highly recommended to appreciate.





Entrance Hall 19'6" x 6'9" increasing to 11'4" (5.96m x 2.07m increasing to 3.46m)

An impressive entrance hall with part obscure glazed entrance door with glazed side panel, stairs to first floor landing, radiator, power points, telephone point, mains smoke detector, thermostat, cloaks cupboard, doors leading off.

Cloakroom

Front facing obscure glazed window, low level w.c., pedestal hand wash basin with tiled splashback, radiator.

Lounge 24'10" x 12'8" (7.58m x 3.88m)

Window to front aspect, two radiators, wall lighting, power point, television point, telephone point, wood burning stove on a tiled hearth with a timber mantle, part glazed French doors leading to:

Dining Room 16'0" x 12'4" (4.88m x 3.76m)

Radiator, power points, television point, wall lighting, door to kitchen, part glazed doors leading to:

Conservatory 10'9" x 10'7" at max (3.29m x 3.24m at max)

Of a UPVC sealed unit double glazed construction on a brick built base with a pitched polycarbonate roof, radiator, power points, glazed French doors leading to garden.



Kitchen/Breakfast Room 12'11" x 11'3" (3.95m x 3.45m)

Rear facing window, a range of fitted kitchen units with rolled edge work surface and tiled splashback, sink drainer with mixer tap, integrated electric oven, ceramic hob and extractor, inset LED ceiling lighting, door giving access to:

Utility Room 12'8" x 5'9" (3.88m x 1.76m)

Window to rear aspect, part obscure glazed door giving access to rear garden, radiator, a range of fitted units with rolled edge worksurface, tiled splashbacks, stainless steel sink drainer, power points, plumbing for washing machine, ventilation, inset LED ceiling lighting, door giving access to garages.

First Floor Galleried Landing

An impressive landing with airing cupboard, radiator, loft access, doors leading off.

Master Bedroom 16'2" x 19'6" reducing to 14'3" (4.93m x 5.96m reducing to 4.35m)

An impressive master suite with two rear facing windows, radiator, power points, a range of fitted bedroom furniture, door giving access to:

En-Suite Bathroom 10'4" x 9'6" (3.17m x 2.90m)

Two side facing obscure glazed windows, part-tiled walls, white suite comprising panelled corner bath, low level WC, pedestal hand wash basin and a separate tiled shower cubicle with electric shower, ventilation, radiator.

Directions

From Aldreds Stalham office proceed towards Great Yarmouth on the A149. On arriving at Potter Heigham, turn right at the crossroads into Station Road, proceed a short way along before turning right into Bower Close where the property can be found on the left hand side.





Bedroom Two 13'0" x 12'9" (3.98m x 3.89m)
Window to front aspect, radiator, power points, television point, telephone point.

Bedroom Three 13'4" x 11'0" (4.08m x 3.37m)
Window to rear aspect, radiator, power points, television point, telephone point.

Bedroom Four 11'1" x 8'11" (3.38m x 2.74m)
Window to front aspect, radiator, power points, television point, telephone point, fitted wardrobe with sliding doors.

Bedroom Five 10'10" x 10'4" (3.32m x 3.15m)
Front facing feature arch window, radiator, power points, telephone point.

Bathroom 9'4" x 8'3" (2.87m x 2.52m)
Rear facing obscure glazed window, part tiled walls, white suite comprising low level WC, pedestal hand wash basin, panelled bath, separate panelled shower cubicle, radiator, ventilation, shavers point with light.

Outside
The property is approached with driveway parking via 2 brickweave parking areas, leading to two adjoining garages, outside lighting, UPVC oil storage tank, external power supply.

Garages
Two adjoining garages to side, interlinking and with two front facing up and over doors, power and lighting, rear service door, oil-fired boiler for hot water and central heating and a pressurised hot water cylinder

Garden
The property offers a generous rear garden, nicely enclosed with close board panelled fencing to side boundaries and mature tree planting and hedgerows to rear. The rear garden is laid to lawn with a large patio extending across the property.

Tenure
Freehold

Services
Mains Water, Electricity and Drainage.

Council Tax
North Norfolk District Council - Band 'F'

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
PJL/S10119



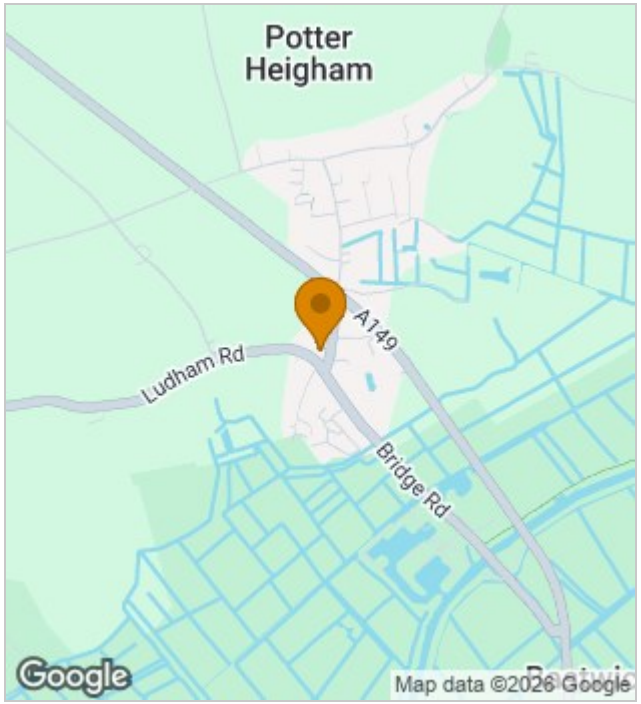




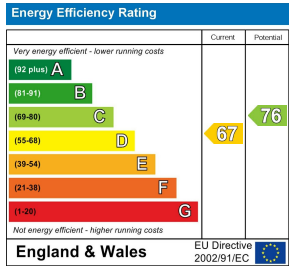
Floor Plans



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

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