

Aldreds
Estate Agents



The Spinney Blacksmiths Lane, Happisburgh, NR12 0QT

£375,000



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£375,000

The Spinney Blacksmiths Lane

Happisburgh, Norwich, NR12 0QT

- Desirable Coastal Village
- Master Bedroom with En Suite
- Conservatory
- Spacious Driveway and Double Garage
- A short Walk to the Village Pub
- Three/Four Bedrooms
- Oil Central Heating
- Generous Gardens with a Church View
- Garden/ Utility Room
- Must View to Appreciate!

With generous gardens and a large driveway leading to double garage, Aldreds are delighted to offer this well presented & extended three/four bedroom detached bungalow in the attractive coastal village of Happisburgh.

The property has an entrance porch, entrance hall, lounge, conservatory, kitchen, dining room/bedroom 4, utility room/sun room, master bedroom with ensuite, two further bedrooms and a family bathroom. Oil central heating & double glazing. Internal viewing is highly recommended to appreciate.



Entrance Porch

Door to front, double glazed windows to both sides.

Entrance Hall

Airing cupboard with radiator, doors leading off.

Lounge 13'5" x 11'1" (4.11m x 3.38m)

Double glazed window to side aspect, radiator, double glazed French doors to:-

Conservatory 9'8" x 8'10" (2.95m x 2.7m)

Double glazed French doors to garden with a Westerley aspect, brick based with sealed unit double glazing, radiator.

Kitchen 12'5" x 10'7" (3.81m x 3.25m)

Base & wall units with worktops. solid fuel fired range, double glazed window to rear aspect, door to rear, electric induction hob, electric oven, plumbing for dishwasher, part tiled walls, sink drainer.





Master Bedroom 12'1" x 11'5" (3.7m x 3.5m)

Double glazed window to front aspect, radiator, a range of recently fitted Wren wardrobes, door to

Ensuite Shower Room

Shower in cubicle, low level WC, hand basin, part tiled walls, heated towel rail.

Bedroom 2 12'1" x 7'9" (3.7m x 2.37m)

Double glazed window to front aspect, radiator, a range of recently fitted Wren bedroom furniture.

Bedroom 3 11'5" x 8'2" (3.5m x 2.5m)

Double glazed window to rear aspect, radiator.

Dining Room/Bedroom 4 11'1" x 8'0" (3.4m x 2.46m)

Radiator, fitted shelving and cupboards, rear inward facing window, door to

Sun Room/Utility Room 11'3" x 6'10" (3.45m x 2.1m)

Door to garden, double glazed windows to both sides, two skylights, plumbing for washing machine.

Directions

From Aldreds Stalham office proceed along St Johns Road turning left onto Brumstead Road. Continue towards Walcott at the crossroads signposted Happisburgh, turn right and follow this North Walsham Road into the village. Turn left just after the Fishmongers into Blacksmith Lane where the property can be found on the right hand side.



Bathroom

Part tiled walls, panel bath with shower over, hand basin, low level WC, opaque double glazed window to rear aspect, heated towel rail.

Outside

To the front of the property there is a large shingle driveway leading to timber double garage (5.8m x 5.8m). The garage has twin doors and benefits from power & light. The front garden is mainly lawned with paved & brick weave patio. To the rear of the property is a good sized lawned garden with shrubbery & planting to borders, shingle patio, oil tank, timber garden shed.

Tenure

Freehold

Services

Mains water, electricity, drainage.

Council Tax

North Norfolk District Council. Band 'C'

Location

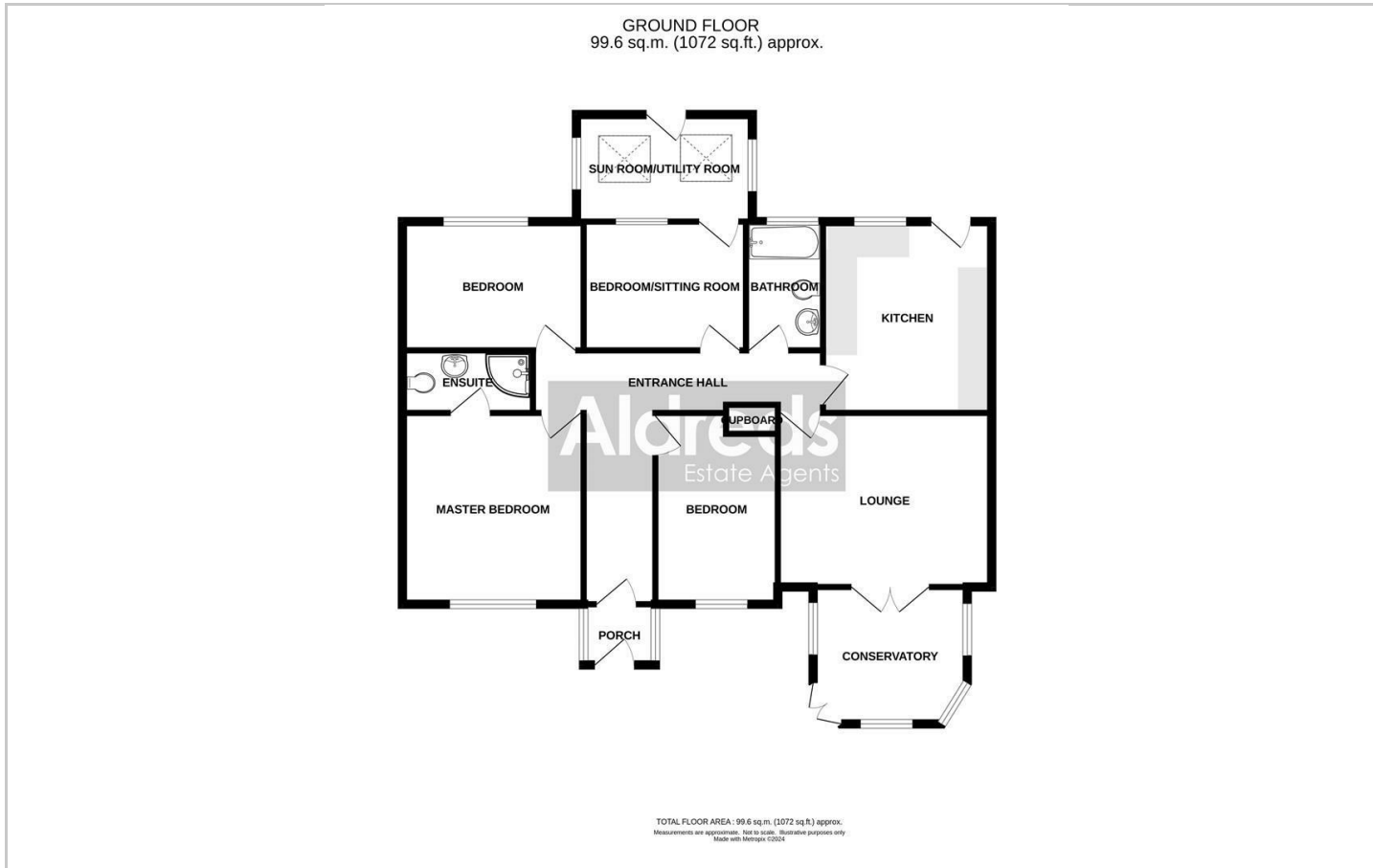
The attractive North Norfolk coastal village of Happisburgh is dominated by the tower of St Marys Church and well known for the famous Lighthouse. Local facilities include a village Shop, Pre/Primary School and Public House. The small Broadland town Stalham is approximately five miles away with a full range of facilities including a Tesco Supermarket, Doctors Surgery, Library and High School.

Reference

PJL/S10090



Floor Plans



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.

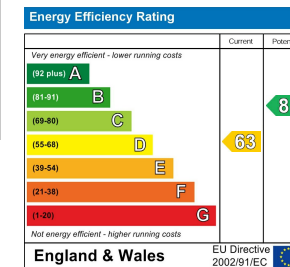
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Location Map



Energy Performance Graph



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