

**Aldreds**  
Estate Agents



Havering The Street, Lessingham, NR12 0DG

£450,000









# Havering The Street

Lessingham, NR12 0DG

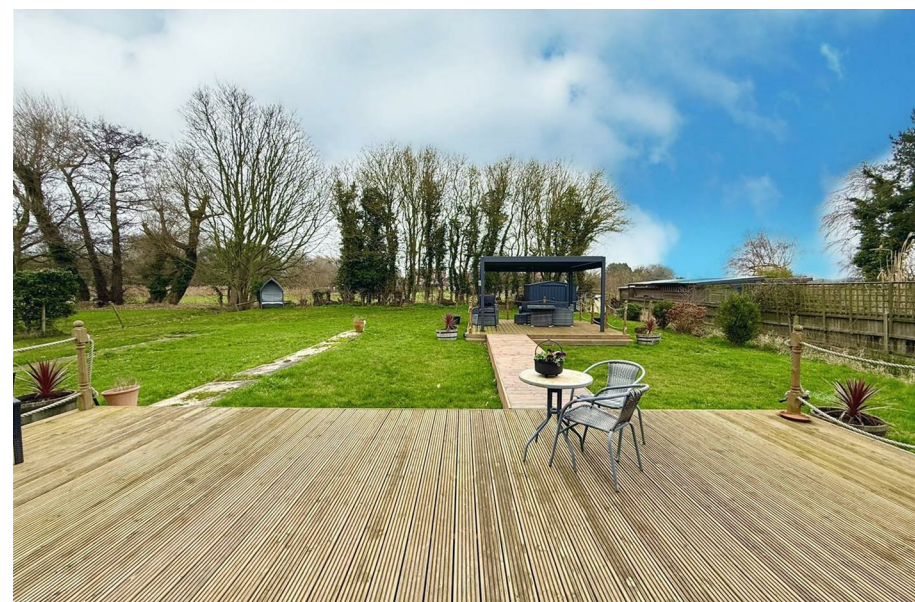
- Spacious Detached Chalet Bungalow
- Impressive 7.62m x 6.64m Kitchen/Dining/Living Space
- Four Bedrooms
- Oil Fired Central Heating (Some Underfloor)
- Large Driveway Parking & Double Garage
- Significantly Extended
- Additional Lounge
- Bathroom & Shower Room
- Garden of Approx a Third of an Acre (STMS)
- Delightful Rural Location

Aldreds are delighted to offer this deceptively spacious and significantly extended, detached chalet bungalow located in the attractive rural village of Lessingham. Ideally located for those wishing to explore the coast or the Broads, with a full range of local amenities available in nearby Stalham.

This hugely spacious home offers an impressive 7.62m x 6.64m open plan kitchen/dining/living space with bi-fold doors leading to a generous garden. Further accommodation includes an entrance hall, walk-in store, lounge, four bedrooms, ground floor bathroom and shower room and a utility room.

Sitting in approximately a third of an acre (stms), the property offers oil fired central heating with under floor heating in the main open plan living space, uPVC sealed unit double & triple glazed windows, a large driveway with parking space for multiple vehicles and a double garage completing the package. Early internal viewing is highly recommended to appreciate.

£450,000



## Entrance Hall 11'6" x 5'7" (3.53m x 1.71m)

Part glazed entrance door, full height windows to front aspect, tiled flooring, radiator, power points, doors leading off;

## Walk-In Store 8'7" x 4'0" (2.64m x 1.22m)

Tiled flooring, fitted coat hooks, manifold for under floor heating.

## Lounge 16'6" x 12'5" reducing to 10'9" (5.03m x 3.79m reducing to 3.3m)

A spacious double aspect room with triple glazed windows to front and side, radiator, wood flooring, electric log effect fire, power points, door to inner hall, open plan access to;

## Kitchen Area

With a range of fitted units with Quartz tops and upstands, space for American style fridge-freezer, under stair storage cupboard with wood flooring, open access leading to;







### Open Plan Kitchen/Dining/Living Room 24'11" x 21'9" (7.62m x 6.64m)

A tremendous triple aspect space with windows to side aspects and glazed bi-fold doors leading to garden, power points, television point, control for underfloor heating, inset ceiling lighting, a range of modern fitted kitchen units with Quartz work surface and upstands, space for range cooker with stainless steel splash back, chimney style extractor over, ceramic sink drainer, plumbing for dishwasher, plinth lighting, access to;

### Utility Room 8'3" x 6'7" plus lobby area (2.53m x 2.01m plus lobby area)

French doors to garden to side, tiled flooring, power points, a range of fitted units with rolled edge work surface, stainless steel sink drainer with mono bloc tap, plumbing for washing machine, door to;

### Bathroom

Two rear facing obscure glazed windows, fully tiled walls and floor, heated towel rail, panelled P-shaped bath with shower over and shower screen, hand wash basin within a fitted vanity unit, low level w.c.

### Inner Hall

Built-in cupboard, stairs to first floor, doors leading off;

### Directions

Leave Stalham on the Ingham Road. Upon reaching the Ingham Swan restaurant, bear left into Long Lane, continue for approximately a mile towards Ingham Corner, turning left on the bend and proceed towards Lessingham. On reaching The Street, Lessingham, proceed through the village where the can be found on the right hand side, just past the left turning into School Road, located by our FOR SALE board.





### Shower Room

Fully tiled walls and floor, tiled shower cubicle, hand wash basin within a fitted vanity unit, light tube offering natural light, ventilation, inset shelf, heated towel rail.

### Bedroom 1 11'10" at max x 12'1" (3.62m at max x 3.7m)

Triple glazed window to front aspect, radiator, power points, built-in wardrobe, airing cupboard housing pressurised hot water cylinder.

### Bedroom 2 9'11" x 7'8" (3.03m x 2.36m)

Window to side aspect, radiator, built-in wardrobe, power points.

### First Floor Landing

Velux window to rear aspect, doors leading off;

### Bedroom 3 12'3" extending to 15'8" x 11'5" at max (3.75m extending to 4.79m x 3.48m at max)

Triple glazed window to front aspect, radiator, power points, access to roof eaves storage.

### Bedroom 4 16'2" reducing to 5'1" x 12'11" at max (4.94m reducing to 1.56m x 3.96m at max)

Of irregular shape, triple glazed window to side aspect, radiator, power points.

### Outside

The property occupies a generous plot of approximately a third of an acre with a large brick weave driveway extending to an open shingled area to the front of the property giving ample parking space and hard standing for a number of vehicles, ideal for boat or caravan storage.

### Brick Built Detached Double Garage 18'0" x 16'11" (5.5m x 5.17m)

With an electrically operated roller door, side service door, side facing window, power and lighting.

### Garden

The property offers a large rear garden predominately laid to lawn, with a fantastic open back drop over neighbouring paddocks with a large decked area accessed from the bi-fold doors of the open plan living space with a decked path leading to an additional decked seating area with aluminium Pergola over. External oil fired boiler uPVC oil storage tank, greenhouse.

### Tenure

Freehold.

### Services

Mains water, electric and drainage.

### Full fibre Broadband

Our client informs us that Full Fibre Broadband is connected to the property. (FTTP)

### Council Tax

North Norfolk District Council. Band 'C'

### Location

Lessingham is a delightful rural village, located just inland from the coast near Eccles on Sea and Sea Palling. The village offers a popular Public House, the Lessingham Star, the beautiful thatched All Saints Church, Junior School and a Bus Service. The village is approximately three miles from the Broadland Town of Stalham, where facilities include a variety of Shops, Tesco Supermarket, Health Centre, Primary and High Schools. Stalham lies on the upper reaches of the River Ant, part of the Norfolk Broads network.

### Agents Note

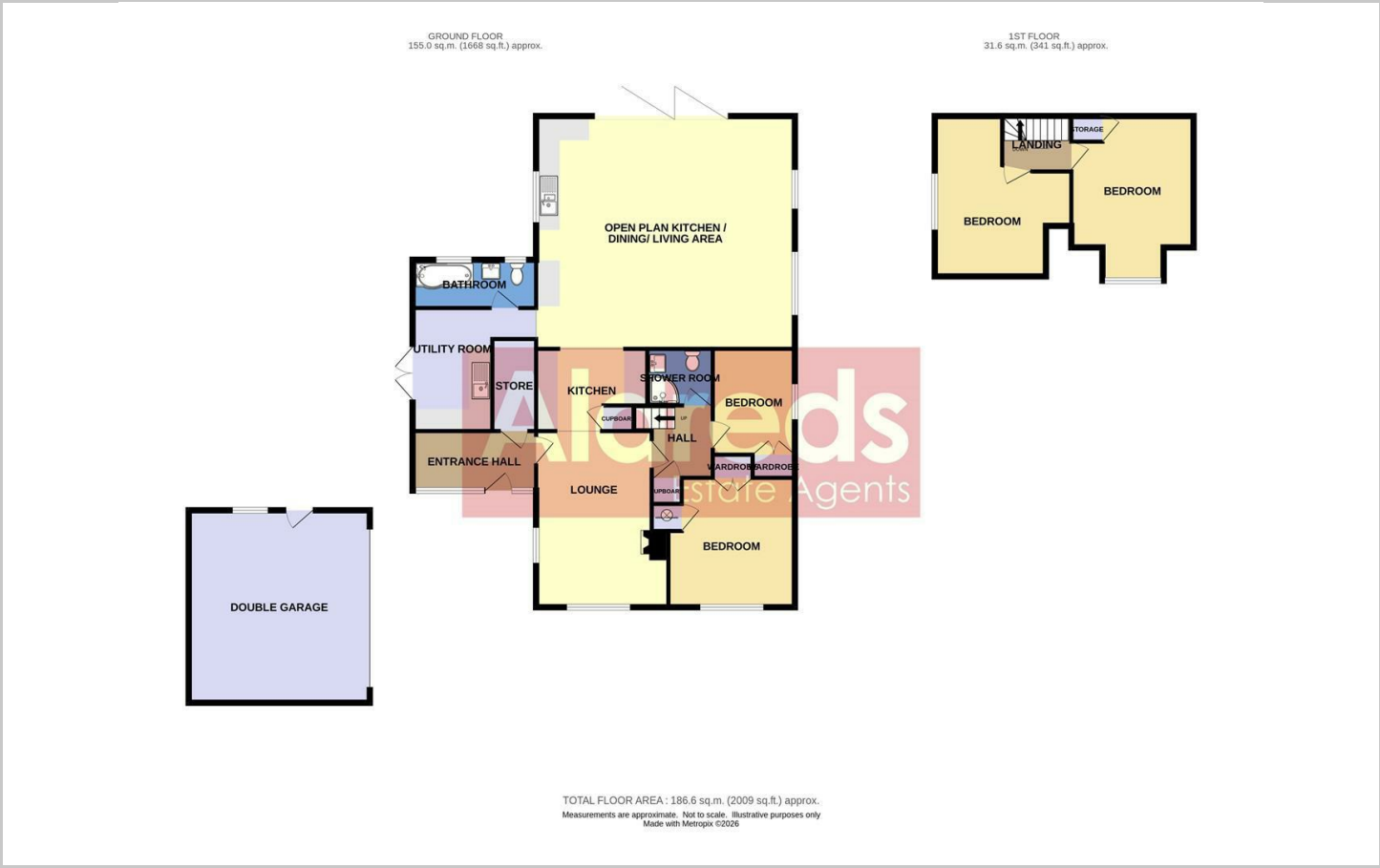
All appliances including the American style fridge freezer and range cooker may be available by separate negotiation.

### Reference

PJL/S10026



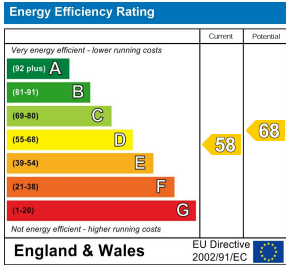
Floor Plans



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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