

Aldreds
Estate Agents

30 The Thoroughfare, Potter Heigham, NR29 5LD

£350,000

3 2 1 D



£350,000

30 The Thoroughfare

Potter Heigham, Great Yarmouth, NR29 5LD

- Spacious Detached Bungalow
- Three Bedrooms with En-Suite To Master
- Generous Living Space
- Enclosed Garden
- End of Cul-De-Sac Position
- Offered With No Onward Chain
- Oil Fired Central Heating
- Popular Broadland Location
- Garage & Driveway
- Be Quick To View



Aldreds are pleased to offer this spacious three bedroom detached bungalow situated in a desirable residential position within the popular Broadland village of Potter Heigham. This well appointed property offers accommodation including an entrance hall, lounge, a generous, double aspect kitchen/diner, three bedrooms master en-suite and bathroom.

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





Entrance Hall

Part glazed uPVC entrance door with glazed side panel, radiator, loft access, power point, cloaks cupboard, airing cupboard housing hot water cylinder and immersion heater, telephone point, doors leading off;

Lounge 18'0" x 11'8" (5.49m x 3.57m)

Windows to front and side aspects, two radiators, power points, television point, telephone point, brick built fireplace surround with a tiled hearth.

Kitchen/Diner 18'7" x 13'2" reducing to 10'0" (5.68m x 4.03m reducing to 3.05m)

Windows to front and side aspects, part glazed door to side, radiator, a range of fitted kitchen units with rolled edge work surface and tiled splash back, integrated electric oven, ceramic hob, extractor, plumbing for washing machine and dishwasher, stainless steel sink drainer with mixer tap, power points, telephone point, cupboard housing oil fired boiler for hot water and central heating.



Bedroom 1 12'8" x 13'3" reducing to 10'0" (3.88m x 4.05m reducing to 3.05m)

Rear facing window, a range of fitted bedroom furniture with wardrobes, dressing table and over bed cupboards, bedside wall lighting, power points, radiator, door giving access to;

En-Suite Shower Room

Side facing obscure glazed window, fully tiled walls and floor, low level w.c., pedestal hand was basin, tiled shower cubicle with electric shower, heated towel rail.

Bedroom 2 12'8" x 11'7" (3.87m x 3.55m)

Rear facing window, radiator, power points, telephone point, television point.

Bedroom 3 12'0" at max x 9'5" (3.66m at max x 2.88m)

Side facing window, radiator, power points, a range of fitted bedroom furniture with bedside lighting.

Bathroom

Side facing obscure glazed window, fully tiled walls, panelled bath with shower over and shower screen, low level w.c., pedestal hand wash basin, heated towel rail.

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. Turn to the left and proceed to the top of the road where the property can be found towards the right hand corner.



Outside
The property sits in an enviable position at the top of this popular cul-de-sac with vehicular access extending to the side of the property, leading on to;

Garage 17'4" x 9'1" (5.29m x 2.77m)
Front facing up and over door, side service door, side facing window, power and lighting.

Gardens
The property offers lawned gardens to the front and rear. The rear garden is nicely enclosed with a variety of shrubbery and planting, external lighting, uPVC oil storage tank.

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
PJL/S10116

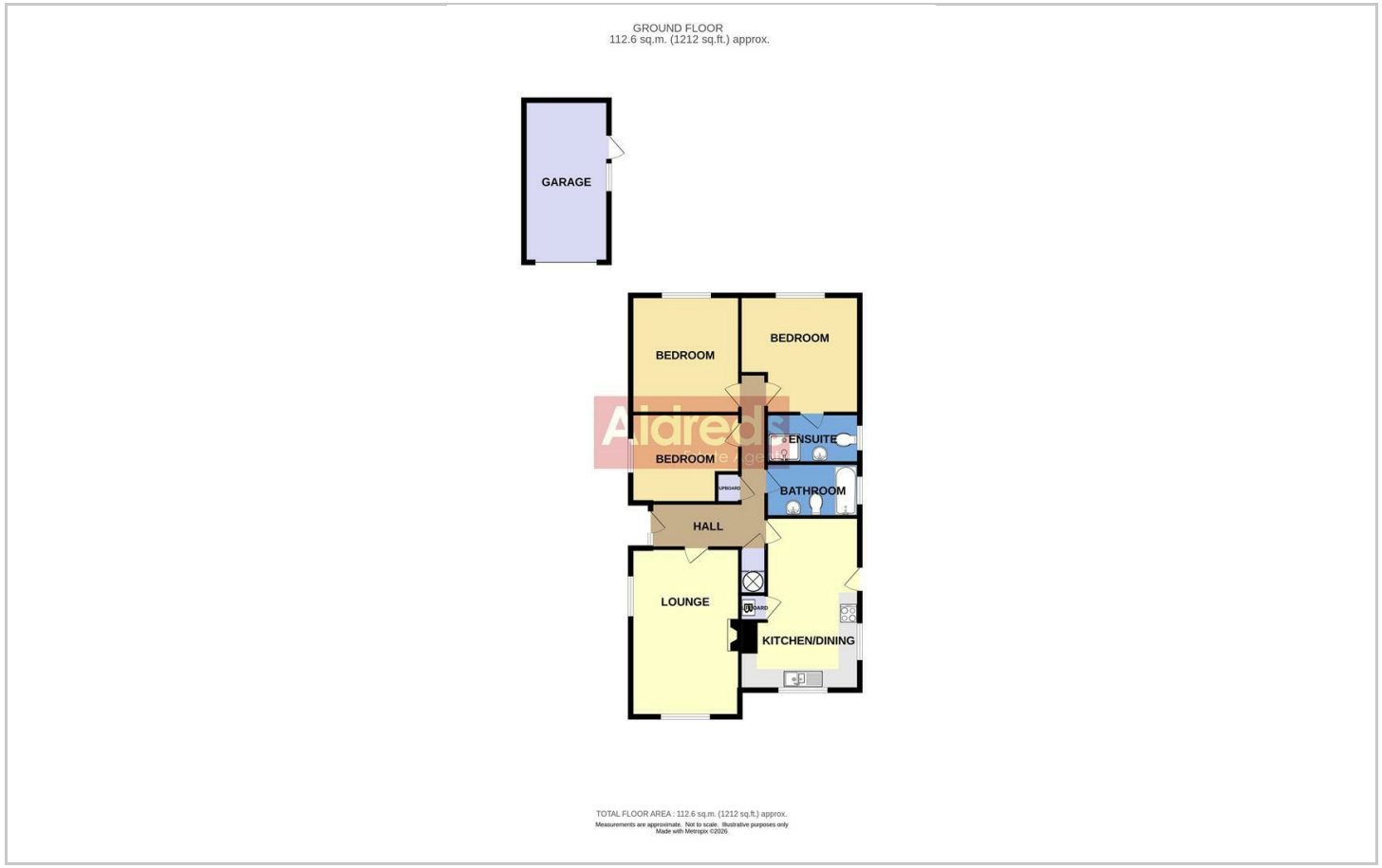








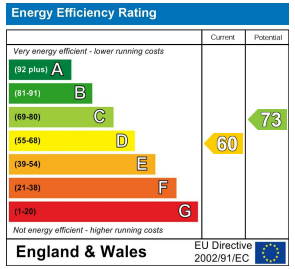
Floor Plans



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