

Aldreds
Estate Agents

28 The Thoroughfare, Potter Heigham, NR29 5LD

Offers Invited £385,000

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CHALLEN

28 The Thoroughfare

Potter Heigham, Great Yarmouth, NR29 5LD

Offers Invited £385,000

- Spacious Detached Bungalow
- Two Receptions Including a stunning 7.15m Living Room
- Three Bedrooms with Master En-Suite
- Kitchen/Breakfast Room
- Garden Room
- Delightful Garden
- Oil Fired Central Heating
- Generous Driveway & Double Garage
- Corner Plot Position
- Offered With No Onward Chain



Aldreds are delighted to offer this hugely spacious detached bungalow situated in the popular Broadland village of Potter Heigham. The exceptional bungalow offers accommodation including an entrance porch, hall, 7.15m x 4.89m living room, kitchen/breakfast room, separate dining room, garden room, three double bedrooms, including a master en-suite and family bathroom.

The property offers oil fired central heating, uPVC sealed unit double glazed windows, spacious driveway parking, double garage and car port. Located in a delightful corner plot position with enclosed rear garden. Now offered with no onward chain, early internal viewing is highly recommended to appreciate this superb bungalow.





Entrance Porch 5'3" x 4'5" (1.62m x 1.36m)
Part glazed entrance door, windows to front and side aspects, power points, glazed door giving access to;

Hallway
Loft access with loft ladder, radiator, power points, airing cupboard with fitted shelving, hot water cylinder and immersion heater, thermostat, doors leading to all room and French doors opening onto;

Lounge 23'5" x 16'0" (7.15m x 4.89m)
An impressive reception space with two front facing windows, side inward facing window, fireplace surround with cast iron inset, ornate coving and ceiling roses, two radiators, power points, television point, door giving access to;

Kitchen/Breakfast Room 14'6" x 9'10" (4.42m x 3m)
Windows to side and rear aspects, part glazed door to side, radiator, a range of fitted kitchen units with rolled edge work surface and tiled splash backs, sink drainer with mixer tap, plumbing for washing machine, power points, electric cooker point, extractor, integrated fridge-freezer, glazed door giving access to;



Dining Room 14'6" x 11'5" plus doorwell (4.42m x 3.5m plus doorwell)
Ornate coving and ceiling rose, radiator, power points, door to hallway, open plan access to;

Garden Room 11'5" x 11'5" (3.5m x 3.5m)
Of irregular shape, glazed to side and rear aspects, part glazed French doors to garden, tiled flooring, radiator, power points, television point.

Master Bedroom 14'3" x 13'11" (4.35m x 4.25m)
Window to front aspect, radiator, power points, range of fitted bedroom furniture comprising of wardrobes, bedside cabinets and overbed cupboards, door giving access to;

En-Suite Bathroom 8'2" x 6'3" (2.5m x 1.93m)
Front facing obscure glazed window, fully tiled walls, ventilation, radiator, white suite comprising of panelled bath with shower over, pedestal hand wash basin, low level w.c.

Bedroom 2 16'7" x 11'0" extending to 13'10" into doorwell (5.08m x 3.37m extending to 4.24m into doorwell)
Window to rear aspect, radiator, power points.

Bedroom 3 13'1" x 10'11" (4m x 3.33m)
Window to rear aspect, radiator, power points.

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 In the right hand corner.





Bathroom 11'1" x 6'3" (3.39m x 1.92m)
Rear facing obscure glazed window, part tiled walls, ventilation, tiled shower cubicle, pedestal hand wash basin, panelled bath with mixer tap and shower attachment, low level w.c., bidet, radiator.

Outside
The property occupies a desirable corner plot position with a spacious driveway extending to the front of the property providing parking space for a number of vehicles, leading onto a;

Double Garage 16'11" x 16'9" (5.17m x 5.13m)
Front facing electrically operated roller door, side service door, side facing window, power and lighting, boiler cupboard housing oil fired boiler.

Garden
The property offers delightful enclosed garden with gates giving access to either side, timber garden sheds, summerhouse, oil storage tank. The rear garden is predominately laid to lawn with large patio areas and shingle pathways.

Tenure
Freehold.

Services
Mains water, electric and drainage.

Council Tax
North Norfolk District Council - Band: 'E'

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.

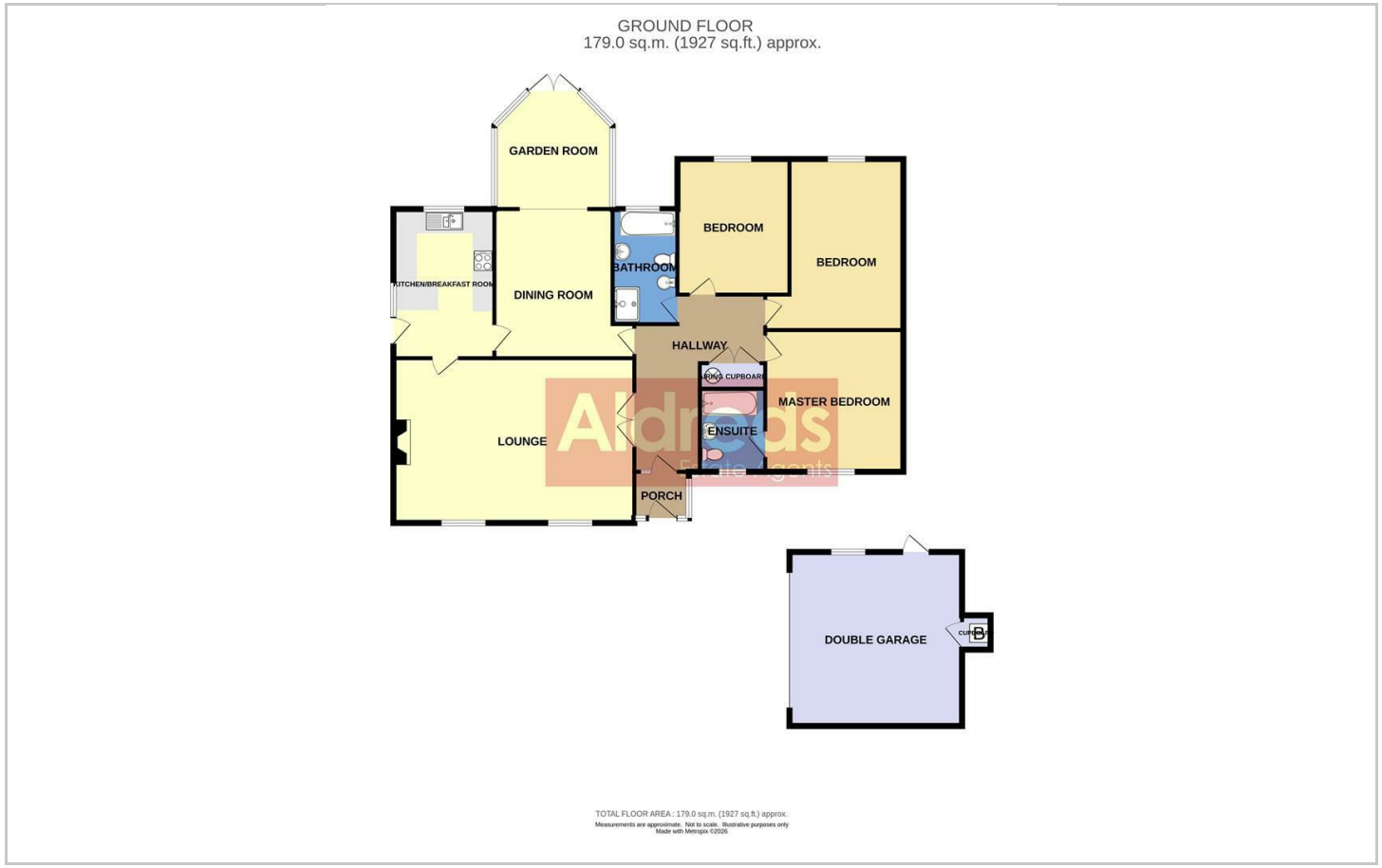
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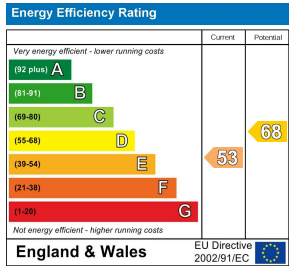
Floor Plans



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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