

Aldreds
Estate Agents

33 St Nicholas Way, Potter Heigham, NR29 5LG

£300,000

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33 St Nicholas Way

Potter Heigham, Great Yarmouth, NR29 5LG

- Generous South Facing Rear Garden
- Oil Central Heating
- Beautifully Presented Throughout
- Conservatory
- Popular Broadland Village
- Impressive Lounge/Dining space with Wood Burning Stove
- uPVC Sealed Unit Double Glazed Windows
- Modern Fitted Kitchen and Bathroom
- Spacious Detached Bungalow
- Internal Viewing Highly Recommended



Aldreds are delighted to offer this well-appointed detached bungalow, situated in the popular Broadland village of Potter Heigham. Tastefully extended and improved by the current owners, this impressive bungalow offers accommodation including an entrance hall, kitchen, a 6.98m long lounge/dining room with part vaulted ceiling, conservatory, three bedrooms and a bathroom.

The property offers oil-fired central heating, a generous South facing garden, driveway parking and garage. Early internal viewing is highly recommended to appreciate.





Entrance Hall

Part obscure glazed UPVC entrance door, airing cupboard with radiator, loft access, doors leading of:

Kitchen 15'6" x 6'2" (4.73m x 1.90m)

Windows to front and side aspects, a range of kitchen units with flat edge worksurface, tiled splashback, stainless steel sink with mixer tap, integrated electric oven, ceramic hob and chimney extractor, freezer, plumbing for washing machine and dishwasher, space for fridge/freezer.

Lounge/Dining 22'10" x 11'1" reducing to 9'8" (6.98m x 3.4m reducing to 2.97m)

An impressive extended room with a part-vaulted ceiling with roof lights to either side, windows to side aspects, wood burning stove, power points, telephone point, three radiators, glazed French doors leading to conservatory.



Conservatory 8'5" x 8'3" (2.58m x 2.52m)

Of a uPVC sealed unit double glazed construction on a brick built base with a pitched glazed roof with French doors leading to garden, tiled flooring, wall lighting, power points.

Bedroom One 13'8" reducing to 12'0" x 13'5" (4.17m reducing to 3.67m x 4.1m)

Window to front aspect, radiator, power points

Bedroom Two 9'10" x 7'3" (3.02m x 2.23m)

Window to rear aspect, radiator, power points.

Bedroom Three 9'8" at max x 8'9" reducing to 7'3" (2.97m at max x 2.69m reducing to 2.23m)

Window to side aspect, radiator, power points.

Bathroom 6'2" x 5'8" (1.88 x 1.73 (1.89 x 1.72))

Side facing obscure glazed window, fully tiled walls, vinyl flooring, panelled bath with shower over, low level WC, pedestal hand wash basin, heated towel rail, ventilation.

Garage 15'1" x 12'0" (4.6m x 3.68m)

Electrically operated roller door, side facing window and service door, power and lighting.

Directions

From Aldreds Broadland office in Stalham, proceed along the A149 towards Great Yarmouth to Potter Heigham, turning left into Station Road and then turn right into St Nicholas Way, where the property can be found a short way along on the right hand side.





Outside
The property occupies a generous plot, with a spacious shingled driveway extending to the front and side of the property providing ample parking space for a number of vehicles, ideal for boat or caravan storage and leading onto a garage to the rear. uPVC oil storage tank, lighting on movement sensor, external oil fired boiler for hot water and central heating. The property offers a generous rear garden backing onto open paddocks with mature hedgerows and close board panel fencing to boundaries, three timber sheds, one with power and a decked seating area leading from the conservatory.

Tenure
Freehold

Services
Mains Water, Drainage and Electricity

Council Tax
Council Tax North Norfolk District Council. Band 'B'

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, selection of shops, two pubs, cafe, boat yards and a bus service which operates to Great Yarmouth and the Fine City of Norwich. The River Thurne connects at its mouth with The River Bure on the Broads network and leads upriver towards Martham, Hickling, Horsey and West Somerton.

Reference
PJL/S10105







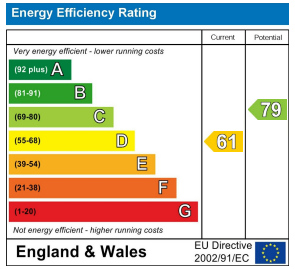

Floor Plans



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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