

Aldreds
Estate Agents

The Old School House School Road, Potter Heigham, NR29 5LW

£485,000

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The Old School House School Road

Potter Heigham, NR29 5LW

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- Stunning Detached Victorian Home
- Many Character Features
- Oil Central Heating
- Spacious Corner Plot
- Offered with No Onward Chain
- Beautifully Presented Throughout
- Thee Bedrooms / Two Receptions
- High Quality Fixtures & Fittings
- Popular Broadland Location - Open Farmland Views
- Internal Viewing Essential to Fully Appreciate



Aldreds are delighted to offer this stunning former school headmasters house which has been beautifully refurbished and modernised with a superb attention to detail. This handsome VIctorian home retains many character features and is located in a delightful semi rural location within the Broadland village of Potter Heigham.

The accommodation offered includes two spacious reception rooms, a pristine kitchen/breakfast room, utility, cloakroom, conservatory, three double bedrooms and a bathroom. The property benefits from oil central heating and sealed unit double glazed replacement sash windows, some with wonderful stained glass detail. The corner plot location offers well stocked, enclosed gardens and a spacious driveway to the rear.

Internal viewing is strongly recommended to appreciate this fine Broadland property. Offered with no onward chain.





The Old School House

This beautifully presented home retains many character features including the original front door, attractive fireplaces and internal doors and has been further enhanced with modern improvements including traditional style column radiators, double glazed sash windows, some with stained glass and high quality kitchen and bathroom fittings. The pleasant corner plot gardens and driveway have been beautifully landscaped and features such as the original front gate still remain.

Entrance Porch

Part glazed composite entrance door. Windows to front aspect, tiled flooring and original part glazed front door giving access to:

Hallway

Electric meter cupboard, power points, stairs to first floor landing with half landing window and under stair cupboard, radiator and doors leading off:

Lounge 14'0" x 13'1" (4.29m x 3.99m)

Triple sash window to front aspect, radiator, fireplace with logburner on a tiled hearth, power points, television point.

Sitting/Dining Room 12'4" x 12'0" (3.78m x 3.66m)

Triple sash window to side aspect. Radiator, power points, fireplace, telephone point



Cloakroom
Obscure glazed sash window to side aspect. Part tiled walls, tiled flooring, pedestal hand wash basin, low level WC. Electric under floor heating.

Utility/Kitchen 8'9" x 8'5" (2.69m x 2.59m)
Sash window to side aspect. A range of fitted units with work surface, power points, plumbing for washing machine, integrated microwave and fridge/freezer, doorway giving access to:

Kitchen/Breakfast Room 14'0" x 11'10" (4.29m x 3.61m)
An attractive double aspect room with sash windows to either side. A range of beautifully presented fitted kitchen units with integrated appliances including a fridge, electric double oven, ceramic induction hob, contemporary style extractor, LED under wall cupboard lighting, dishwasher, sink drainer with mixer tap, two radiators, LED ceiling lighting, ventilation and a part glazed door giving access to:

Conservatory 9'10" x 7'10" (3.00m x 2.39m)
Of a uPVC sealed unit double glazed construction with a pitched polycarbonate roof. Tiled flooring with electric under floor heating, fitted bench storage, glazed French doors leading to garden.

First Floor Landing
With an attractive stained glass feature sash window to front aspect, loft access, radiator, power points, smoke detector, doors leading off:

Directions

From Aldreds Stalham Broadland Office, proceed along the A149 towards Great Yarmouth. On arrival at Potter Heigham turn left into Station Road, proceed to the T-junction with School Road & Church Road. Turn left into School Road and proceed to the end of the road where the property can be located on the right hand side just before the right turn into Green Lane.





Master Bedroom 14'0" x 13'1" at max (4.29m x 3.99m at max)
Double front facing sash style window allowing a superb open farmland view. Radiator, original fireplace, built in wardrobe, power points.

Bedroom 2 12'5" x 11'10" (3.81m x 3.61m)
Double sash style window to side aspect, again allowing a far reaching farmland view, radiator, power points, original fireplace.

Bedroom 3 14'0" x 11'6" (4.29m x 3.52m)
Spacious double aspect room with sash windows to side and rear. Radiator, original fireplace, power points, television point.

Bathroom
A luxury bathroom with double sash style part stained glass windows to side aspect. Fully tiled walls, antique style towel rail with integrated column radiator, hand wash basin within a fitted storsge unit, panelled bath with raindrop shower over and shower screen, low level WC., ventilation, inset ceiling lighting.

Outside
The property occupies a generous corner plot position with vehicular access to the rear to a large shingle driveway. A beautifully maintained garden wraps around the house with laid to lawn areas and a variety of well stocked shrubbery and planting. High level hedgerow to boundaries allows plenty of privacy. External power and water supply, lighting, external oil fired combination boiler and 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.

Agents Note - Garden Building
There is currently a garden building situated in the rear garden which the owner uses for home working. This is not included in the sale but may be available by seperate negotiaion.

Reference
PJL/S10112







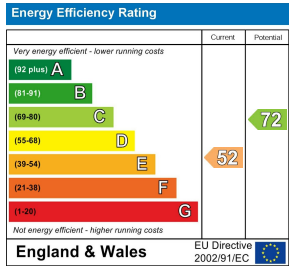
Floor Plans



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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