

Aldreds
Estate Agents

Seabreeze Lighthouse Lane, Happisburgh, NR12 0QA

£325,000

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Seabreeze Lighthouse Lane

Happisburgh, Norwich, NR12 0QA

- Spacious Detached Bungalow
- Attractive Walled Garden
- Modern Kitchen Diner
- Driveway Parking & Garage
- Lighthouse Views
- Delightful Coastal Location
- Oil Central Heating
- Conservatory
- Three Bedrooms
- Must View to Appreciate!



Aldreds are delighted to offer this spacious three bedroom detached bungalow, situated in a pleasant non-estate position within the sought after coastal village of Happisburgh. This well located property is situated in a generous plot with accommodation including an entrance hall, cloakroom, kitchen/diner, lounge, conservatory, three bedrooms and shower room.

The property offers uPVC sealed unit double glazed windows, oil fired central heating, driveway parking, a nicely walled rear garden and garage. Internal viewing is highly recommended to appreciate.





Entrance Porch

Part glazed entrance door, windows to either side aspect, pitched Polycarbonate roof, glazed door giving access to;

Hallway

Two radiators, power points, built-in cupboard, loft access, wall lighting, doors leading off;

Cloakroom/Utility

Front facing obscure glazed window, low level w.c., hand wash basin, radiator, power points, plumbing for washing machine.

Kitchen/Dining Room 16'10" x 8'11" (5.14m x 2.73m)

Front facing windows, a range of modern fitted kitchen units with rolled edge work surface and tiled splash back, sink drainer with mixer tap, integrated electric oven, ceramic hob, stainless steel chimney style extractor, integrated fridge and bin store, French doors giving access to;



Lounge 16'9" x 11'9" (5.13m x 3.6m)
Window to side aspect, brick built fireplace surround with a wood burning stove on a tiled hearth, power points, television point, wall lighting, two radiators, door from hallway, doors giving access to;

Conservatory 10'1" x 7'0" (3.08m x 2.14m)
Of a uPVC sealed unit double glazed construction on a brick built base with a pitched Polycarbonate roof with glazed door to garden, power points.

Bedroom 1 12'0" x 11'11" (3.68m x 3.64m)
Window to rear aspect, radiator, power points, built-in wardrobes.

Bedroom 2 12'0" reducing to 10'0" x 10'10" (3.68m reducing to 3.07m x 3.32m)
Window to front aspect, radiator, power points.

Bedroom 3 11'7" x 8'9" (3.54m x 2.69m)
Window to rear aspect, radiator, power points.

Directions

From Aldreds Stalham office proceed along St Johns Road turning left onto Brumstead Road, proceed towards Walcott turning right at the crossroads sign posted Happisburgh, continue into the village passing the village school and general store on the right hand side, turn left into Beach Road and immediately turn right into Lighthouse Lane. The property can be found a short way along on the right hand side, located by our 'For Sale' board.



Shower Room
A nicely re-fitted shower room with obscure glazed window to front aspect, fully tiled walls and floor, white suite comprising of hand wash basin fitted in vanity unit, low level w.c., double width shower, heated towel rail, shavers points, inset LED ceiling lighting.

Outside
The property occupies a generous plot in this desireable non-estate location with views available towards Happisburgh Lighthouse, The property is approached via a spacious driveway, providing parking space and hard standing for a number of vehicles, with a brick built garage.

Garage
Front facing up and over door, side service door, side facing window.

Gardens
The property offers lawned gardens to the front and rear. The front garden is nicely enclosed with timber picket style fencing with a timber garden shed and pathway to front entrance. The rear garden is of a generous proportion and beautifully walled with a variety of mature shrubbery and planting to borders, laid to lawn, external oil fired boiler for hot water and central heating.

Tenure
Freehold.

Services
Mains water, electric and drainage.

Council Tax
North Norfolk District Council - Band: C.

Location
The attractive North Norfolk coastal village of Happisburgh is dominated by the tower of St Marys Church and well known for the famous Lighthouse. Local facilities include a village Shop, Pre/Primary School and The Hillhouse Public House. The small Broadand town Stalham is approximately five miles away with a full range of facilities including a Tesco Supermarket, Doctors Surgery, Library and High School.

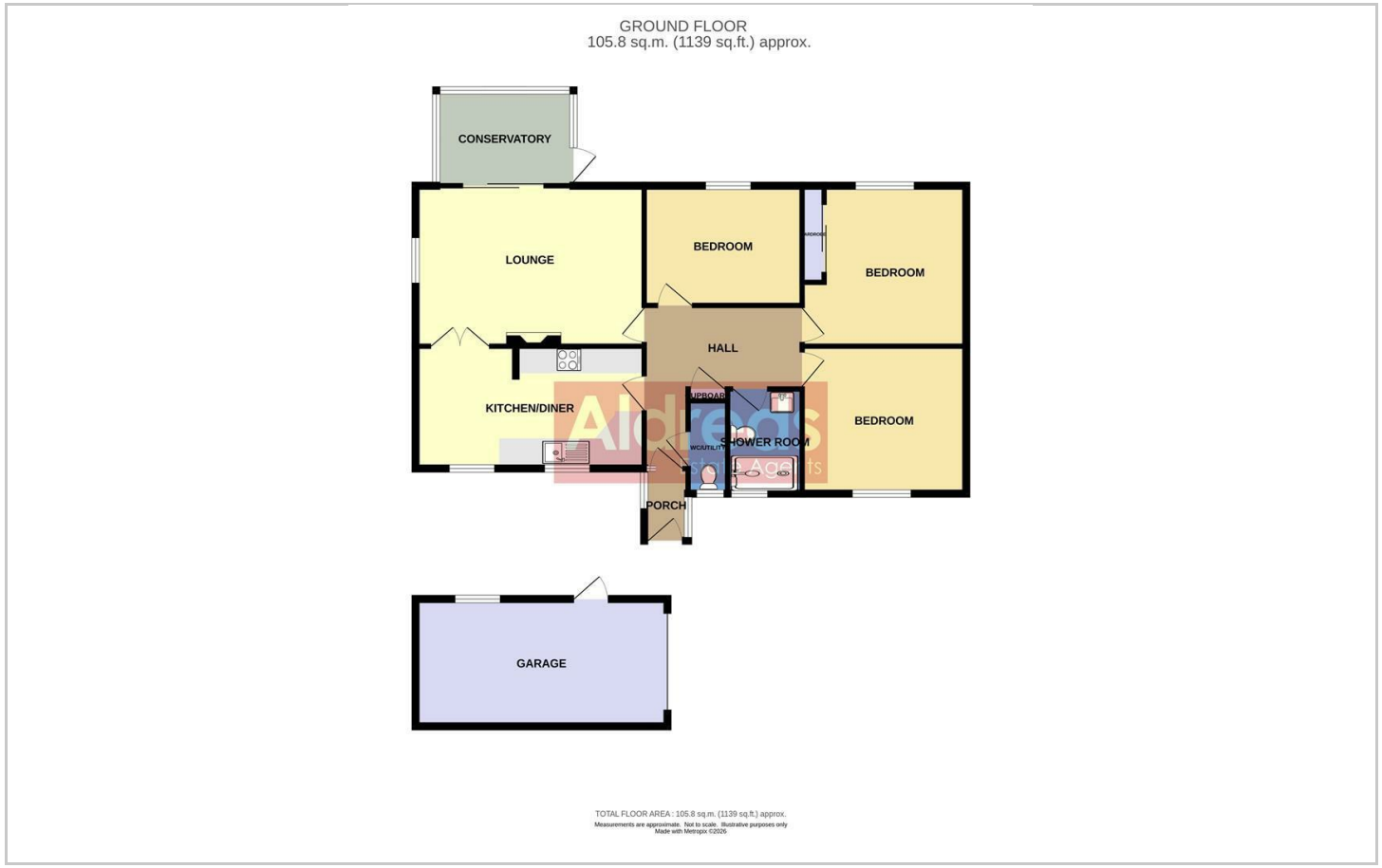
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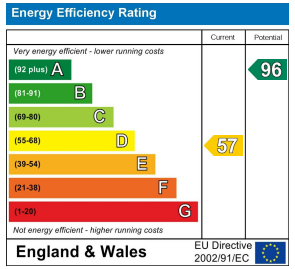
Floor Plans



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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