



13 Lighthouse Close, Happisburgh, NR12 0QE

£245,000





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13 Lighthouse Close

Happisburgh, Norwich, NR12 0QE

- Detached Bungalow
- PV Solar Panels
- Close to the Beach
- Impressive Conservatory
- Desirable Coastal Village
- Two Bedrooms
- Pleasant Corner Plot
- Oil Central Heating
- Garage and Driveway
- Be Quick to View!

Aldreds are pleased to offer this spacious two bedroom, detached bungalow located in the desirable coastal village of Happisburgh. This well loved home offers spacious accommodation including two double bedrooms, lounge, kitchen, shower room and an impressive garden facing conservatory with utility area which offers an ideal breakfast /dining / rest and work area.

The property offers oil fired central heating, PV Solar panels, a nicely enclosed garden, garage and driveway. Early internal viewing is highly recommended to appreciate this well located bungalow which has been well loved by the current owner.



Entrance Porch 9'7" x 4'9" (2.93m x 1.45m)

Part glazed entrance door, windows to front and side aspects, vertical radiator, power points, glazed French doors with glazed side panels to;

Kitchen 14'7" x 10'2" (4.47m x 3.1m)

A range of fitted kitchen units with work surfaces, tiled splash back, sink drainer with mixer tap, integrated electric oven, gas hob, extractor, built-in pantry cupboard, doors leading off;

Conservatory 20'8" x 8'2" (6.3m x 2.49m)

An ideal breakfast /dining / rest and work area. Of a uPVC sealed unit double glazed construction on a brick built base with a pitched warm-roof style roof, doors to front and rear aspects, two radiators, a range of fitted units, integrated dishwasher, fridge, freezer, stainless steel sink with mixer tap.

Lounge 16'8" x 11'10" (5.09m x 3.63m)

Front facing bay window, radiator, power points, television point, brick fireplace surround with a wood burning stove on a tiled hearth, doors giving access to;





Hallway

Radiator, loft access, power point, airing cupboard, doors leading off;

Bedroom 1 13'9" x 10'9" (4.2m x 3.3m)

Window to rear aspect, radiator, power points, built-in wardrobe.

Bedroom 2 11'10" x 9'10" (3.61m x 3m)

Window to rear aspect, radiator, power points.

Shower Room 8'9" x 5'4" (2.67m x 1.65m)

Rear facing obscure glazed window, part tiled walls, white suite comprising of low level w.c., hand wash basin within a fitted unit, tiled shower with fixed screen, ventilation, inset ceiling lighting, towel rail.

Garage 18'0" x 8'1" (5.5m x 2.47m)

Electrically operated roller door, power, lighting, side service door.

Directions

From Aldreds Stalham office proceed along St Johns Road turning left onto Brumstead Road. Continue towards Walcott at the crossroads signposted Happisburgh, turn right and follow this North Walsham Road into the village. Continue as the road turns sharply to the right, near the Hill House Pub, into The Street. Proceed as the road runs into Whimpwell Street, before turning left into Lighthouse Close. Continue as the road turns to the left where the property can then be found at the end of the close towards the right hand side.



Outside

The property sits in a pleasant position in the corner of this residential cul-de-sac with well maintained gardens to front, side and rear including a timber garden shed with covered seating area and a green house. A pathway gives access from the back garden to Lighthouse Lane and a shorter walk to the beach.

Council Tax

North Norfolk District Council. Band 'B'

Services

Mains water, electric & Drainage

PV Solar Panels

The property offers PV solar panels benefiting from a grid feed-in tariff, along with an ISolar Boost to heat the hot water. Our vendor informs us that the typical annual income from the PV solar panels is around £1,000.

Location

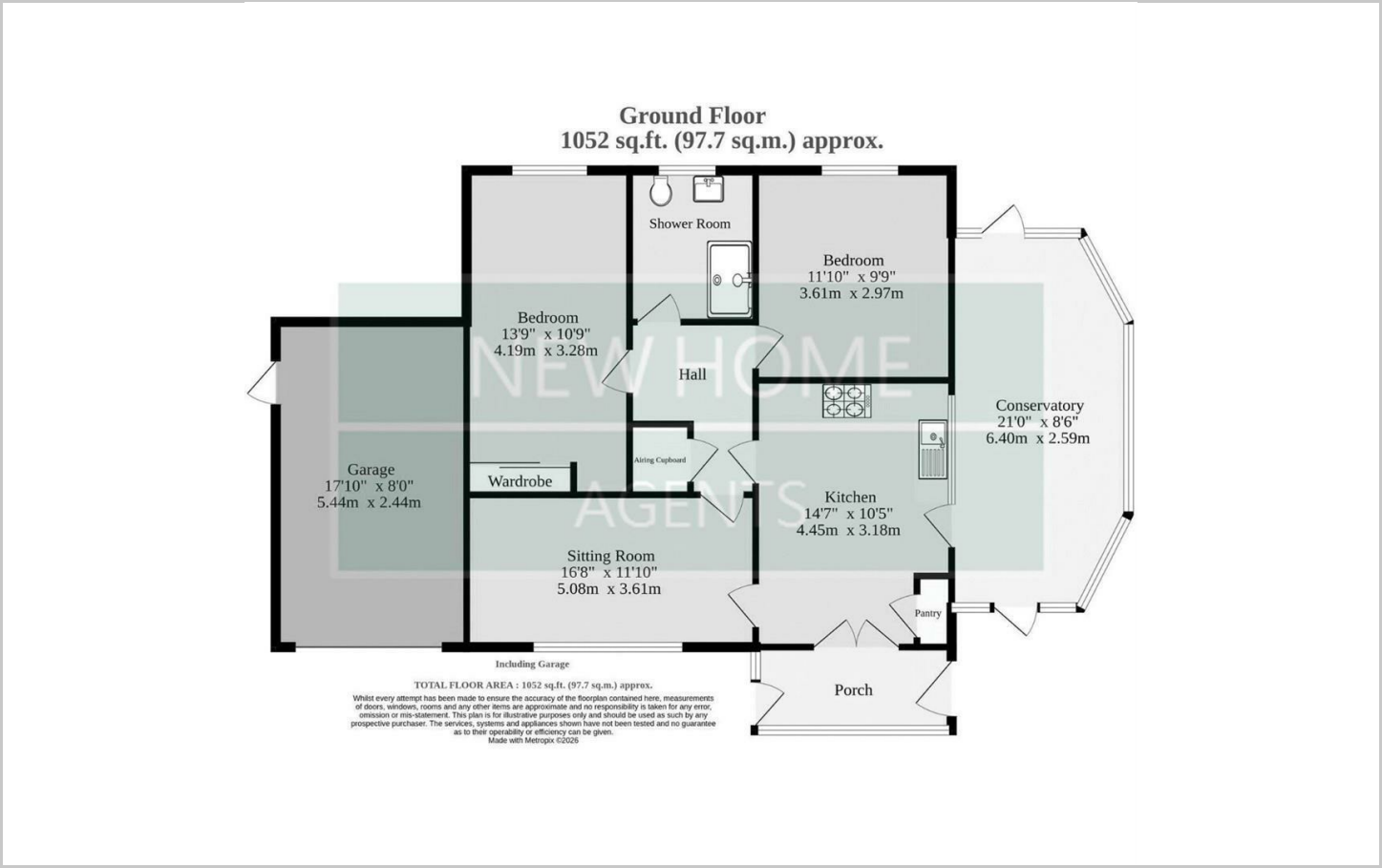
The attractive North Norfolk coastal village of Happisburgh is dominated by the tower of St Marys Church and well known for the famous Lighthouse. Local facilities include a village Shop, Pre/Primary School and The Hillhouse Public House. The small Broadland town Stalham is approximately five miles away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

Reference

PJL/S10100



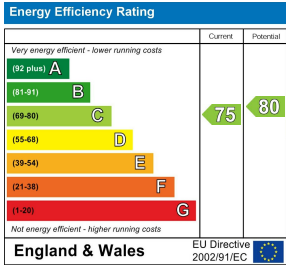
Floor Plans



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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