



1 The Paddock, Happisburgh, NR12 0PU

Price Guide £210,000 - £220,000





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Happisburgh, NR12 0PU

- Extended Semi-Detached Bungalow
- Two Double Bedrooms
- Conservatory
- Nicely Enclosed Garden
- Popular Coastal Village Location

- Spacious Accommodation
- 6.59m Lounge
- Oil-fired Central Heating
- Driveway Parking and Garage
- Offered with No Onward Chain - Early Viewing Advised

Price Guide £210,000 - £220,000. Aldreds are pleased to offer this extended semi-detached bungalow situated in a pleasant position within the popular coastal village of Happisburgh. This significantly extended property offers accommodation including a hallway/study area, 6.59m lounge diner, conservatory, kitchen, two double bedrooms and a wet-room style shower room, with a separate WC.

The property offers uPVC sealed unit double glazed windows, oil-fired central heating, driveway parking, garage and a nicely enclosed rear garden with views available towards Happisburgh Lighthouse. Now offered with no onward chain and offering lots of scope for further improvement, early internal viewing is highly recommended.



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Hall/Study area 10'1" x 9'6" (3.09m x 2.9m)

Part-glazed entrance door with side facing window, a range of built-in cupboards and desk with oil fired boiler for hot water and central heating, radiator, power points, open plan access into:

Hallway

Open fronted cupboard, doors giving access to;

Cloakroom

Side facing obscure glazed window, fully tiled walls, low level WC, pedestal hand wash basin, radiator.

Lounge 21'7" x 13'10" reducing to 10'5" (6.59m x 4.22 reducing to 3.2m)

A spacious double aspect room with windows to side and rear, two radiators, power points, television point, glazed French doors leading to;



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.

Conservatory 10'11" x 9'10" (3.33m x 3.01m)

Of a uPVC sealed unit double glazed construction with a pitched polycarbonate roof, glazed French doors to garden, tiled flooring, power points, wall-mounted electric heater.

Kitchen 11'1" x 9'11" (3.4m x 3.04m)

Windows to front and side aspects, tiled flooring, radiator, a range of fitted units with rolled edge worksurface and tiled splashbacks, stainless steel sink drainer with mixer tap.

Bedroom 1 14'9" x 11'3" at max (4.51m x 3.43m at max)

Window to front aspect, radiator, power points, built-in wardrobe with sliding mirrored doors.

Bedroom 2 12'10" x 11'2" (3.92m x 3.42m)

Side and rear inward facing window, radiator, power points, built-in cupboard.

Shower room

Wet room style shower room with side facing obscure glazed window, part-tiled and part-panelled walls with a non-slip floor with floor drain and electric shower over, hand wash basin, low level WC, ventilation, fitted cupboard, radiator, shavers point.



Outside

The property occupies a generous plot with vehicular access via a driveway extending to the side of the property and leading onto a single garage with lawned gardens to front and rear. The rear garden is nicely enclosed with close board panelled fencing and a large patio area with timber garden shed and views available towards Happisburgh Lighthouse.

Tenure

Freehold

Services

Mains, water, electric and drainage

Council Tax

North Norfolk District Council - Band 'B'

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.

Reference

PJL/S9981



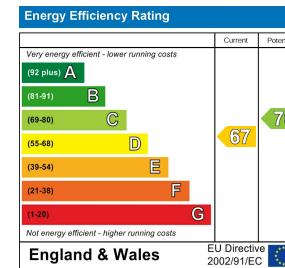
Floor Plans



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.

Disclaimer

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