



1 The Paddock, Happisburgh, NR12 0PU

Price Guide £210,000 - £220,000





1 The Paddock

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.



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;



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.

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.



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 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/S9981



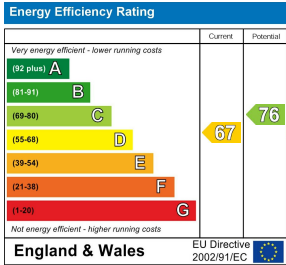
Floor Plans



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
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.