



Sunset Chapel Lane, Potter Heigham, NR29 5LS

£350,000





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# Sunset Chapel Lane

Potter Heigham, Great Yarmouth, NR29 5LS

- Spacious Detached bungalow
- Master En Suite Shower Room
- Oil Fired Central Heating
- Nicely Enclosed Garden
- Offered with No Onward Chain
- Three bedrooms
- Lounge and Separate Dining Room
- Recently Redecorated Throughout
- Spacious Driveway and Garage
- Must View to Appreciate!

Aldreds are delighted to offer this spacious three bedroom detached bungalow, situated in a pleasant non-estate position, in the popular Broadland village of Potter Heigham. This well presented bungalow offers generous accommodation including a lounge, dining room, kitchen, utility, three bedrooms, master ensuite and a shower room.

The property offers oil-fired central heating, uPVC sealed unit double glazed windows, spacious driveway parking, garage and nicely enclosed rear garden. Now offered with no onward chain, early internal viewing is highly recommended to appreciate.



## Entrance porch 11'3" x 4'9" (3.44m x 1.45m)

Part glazed entrance door, windows to front and side aspects, radiator, power points, glazed door giving access to;

## Hallway

Radiator, power points, smoke detector, doors leading off.

## Lounge 16'7" x 10'10" (5.08m x 3.31m)

Window to front aspect, two radiators, wall lighting, power points, television point, brick built fireplace surround with brick and timber television shelf plinths to side, open plan access to;

## Dining room 10'5" x 7'1" (3.19m x 2.16m)

Glazed French doors to rear garden, radiator, power points, door to utility and doorway giving access to;

## Kitchen 10'7" x 9'10" (3.24m x 3.0m)

Window to rear aspect, a range of fitted kitchen units with rolled edge work surface and tiled splashbacks, stainless steel sink drainer, power points, electric cooker with extractor over, radiator, door from hallway, door giving access to;





### Rear porch 6'11" x 3'4" (2.13m x 1.03m)

Windows to side and rear aspects, glazed door giving access to garden, power points

### Utility room 9'7" x 8'0" (2.93m x 2.46m)

Rear facing window and glazed door to garden, fitted airing cupboard housing hot water cylinder with immersion heater, oilfired boiler for hot water and central heating, radiator, power points, door giving access to garage.

### Bedroom 1 15'3" reducing to 11'11" x 10'11" (4.66m reducing to 3.65m x 3.35m)

Window to front aspect, radiator, power points, door giving access to;

### Ensuite Shower Room

Low level WC, hand wash basin within a fitted storage unit with tiled splashback, tiled shower cubicle, ventilation.

### Bedroom 2 16'10" reducing to 12'10" x 9'1" at max (5.14m reducing to 3.93m x 2.78m at max)

Window to rear aspect, radiator, power points,

### Directions

From Aldreds Stalham 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, turn sharply right into Green Lane, continue along Green Lane where the property can be located on the right hand side, just at the turning right into Chapel Lane.



### Bedroom 3 10'11" x 7'2" (3.35m x 2.2m)

Window to side aspect, radiator, power points, built-in cupboard.

### Shower room

Side facing obscure glazed window, radiator, white suite comprising low level WC, hand wash basin within a fitted storage unit with panel splashback, a large tiled shower cubicle with level floor access, ventilation.

### Garage 18'5" x 8'1" (5.62m x 2.47m)

Front facing and double timber doors, plastered with loft access, power points and lighting.

### Outside

The property occupies a pleasant, non-estate position with a spacious driveway providing ample parking space for a number of vehicles extending to the front of the property with an additional shingled area, ideal for boat or caravan storage.

### Garden

A niceley enclosed rear garden with close board panelled fencing to boundaries, laid to lawn with paved patio and shingled pathways, oil storage tank.

### Tenure

Freehold

### Services

Mains water, electric and drainage

### Council Tax

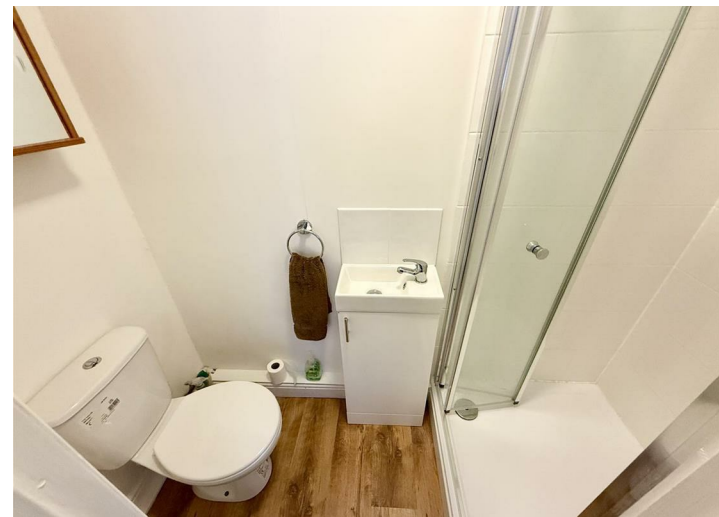
North Norfolk District Council - Band D

### 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.

### Reference

PJL/S10014



Floor Plans



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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Location Map



Energy Performance Graph

