

Aldreds
Estate Agents



Maple Lodge Grub Street, Happisburgh, Norwich, NR12 0QZ

£339,000



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Maple Lodge Grub Street

Happisburgh, Norwich, NR12 0QZ

- Detached Lodge style Bungalow
- Impressive Living Space
- Outstanding Views towards the Lighthouse
- Combination of Electric and LPG Heating
- Delightful Garden
- Two Bedrooms with En Suites
- Beautifully Located
- PV Solar Panels
- Spacious Diveway and Cart Shed
- Must View to Appreciate!

Aldreds are delighted to offer this wonderful detached bungalow of non standard construction, located in a lovely mature plot in this rural location, offering outstanding open views towards the Happisburgh Lighthouse from an inland position.

This spacious property would ideally suit those looking for a permanent residence or a holiday home/let with generous accommodation including an impressive open plan living/dining/kitchen area, utility, master bedroom suite with dressing room and en-suite shower and second bedroom with en-suite shower room.

The property sits in delightful gardens with off road parking and a timber cart shed style open fronted garage and benefits from a combination of electric underfloor heating, a multi-fuel stove and an LPG boiler for hot water and partial radiator heating with the further advantage of PV solar panels linked to a grid feed-in tariff. Early internal viewing is strongly recommended to appreciate, as properties of this type and location rarely become available.

£339,000



Utility Room 10'0" x 6'7" (3.05 x 2.01)

Obscure glazed entrance door window to rear aspect, tiled flooring, fitted unit with ceramic butler sink with mixer tap, plumbing for washing machine, wall mounted LPG combination boiler for hot water and one radiator in bathroom, power points and telephone point, doors leading off;

Open Plan Kitchen/Dining/Living Area

Kitchen Area 10'0" x 9'8" (3.05 x 2.95)

With a window to rear aspect allowing an outstanding farmland view towards Happisburgh Lighthouse, tiled flooring, a range of contemporary kitchen units with fitted work surface and upstand, glass topped sink drainer with monobloc tap, gas hob, chimney style extractor, integrated electric oven and combination microwave, integrated dishwasher, power points with USB charging points, LED plinth lighting, digital control for underfloor heating and open plan access to;





Living/Dining Area 20'6" x 16'3" (6.25 x 4.95)

An impressive open space with a vaulted ceiling and exposed ceiling beam with double aspect glazed French doors leading to garden, and to the rear of the property to a shingled seating area with outstanding open views towards Happisburgh Lighthouse and Church, multi-fuel stove, power points, television point, electric wall heater and doors leading off;

Master Bedroom Suite 11'1" x 10'0" (3.38 x 3.05 (3.39 x 3.04))

Window to rear aspect with the superb open aspect, vaulted ceiling, power points, tv cable and doors leading off;

Dressing Room 10'3" x 5'9" (3.12 x 1.75 (3.13 x 1.74))

Window to front aspect.

En-suite Shower Room 10'3" x 5'6" (3.12 x 1.68 (3.13 x 1.67))

High level window to side aspect, tiled flooring, part tiled walls, a range of fitted bathroom furniture with a low level enclosed cistern WC., countertop ceramic sink with monobloc tap, tiled shower cubicle, ventilation, inset LED ceiling lighting, wall mounted electric heater.

Bedroom 2 10'0" x 9'5" (3.05 x 2.87)

Two front facing full height windows, wall mounted vertical electric radiator, power points, wall lighting, opening giving access to;

Directions

From Aldreds Stalham Office proceed along St Johns Road, turn left onto the Brumstead Road, continue for approximately a mile, turning right signposted Happisburgh, proceed to the next junction, turn right, then left into Grub Street. Proceed some way along towards the end of the road where the property can be located on the right hand side, tucked back behind two barn conversions, the left hand side one named Bramble Cottage.



En-suite Shower Room

A 'Jack and Jill' style room, accessed from the bedroom and the utility room with panelled walls, ventilation, high level window to side aspect, radiator, low level w.c., hand wash basin, shower cubicle with raindrop shower head.

Outside

The property is located in a superb position, tucked away from Grub Street, backing onto the open farmland, allowing far reaching views taking in Happisburgh Lighthouse and Happisburgh Church. Vehicular access is via a shingle driveway leading to a parking area with ample parking space for a number of vehicles. Open fronted cart shed style garage with adjoining store with power and lighting. Next to this building is an open fronted wood store with lighting, power and rear enclosed storage area.

Gardens

The property sits beautifully in its plot with spacious lawned gardens extending predominately to front and side with shingled and decked seating areas, an open fronted, timber summerhouse, pond, workshop with power and garden shed. The property is nicely enclosed with close board panelled fencing and brick walls to boundaries with a variety of well stocked shrubbery and planting to borders, mature tree planting, external lighting, power and water supply.

Agents Note

We understand that the property is classed as a lodge and is a bespoke timber building, built in line with Mobile Homes Act legislation.

Tenure

Freehold.

Services

Mains water and electric, drainage via a treatment plant shared with neighbouring properties.

Council Tax

North Norfolk District Council Tax - Band 'A'

PV Solar Panels

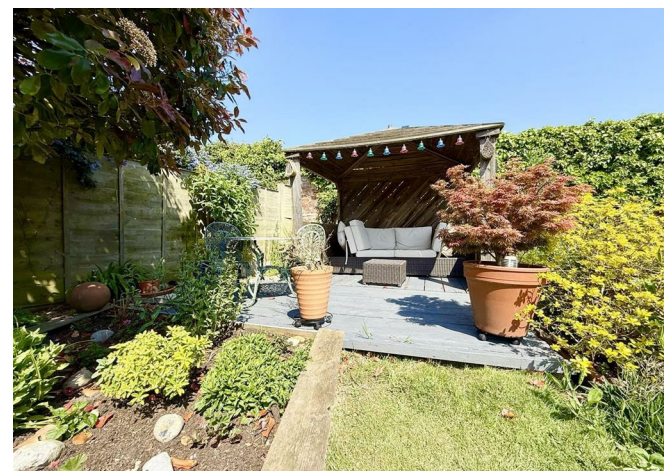
The property benefits from PV solar panels generating up to 3kw of supplementary electric, and benefiting from a grid feed in tariff.

Location

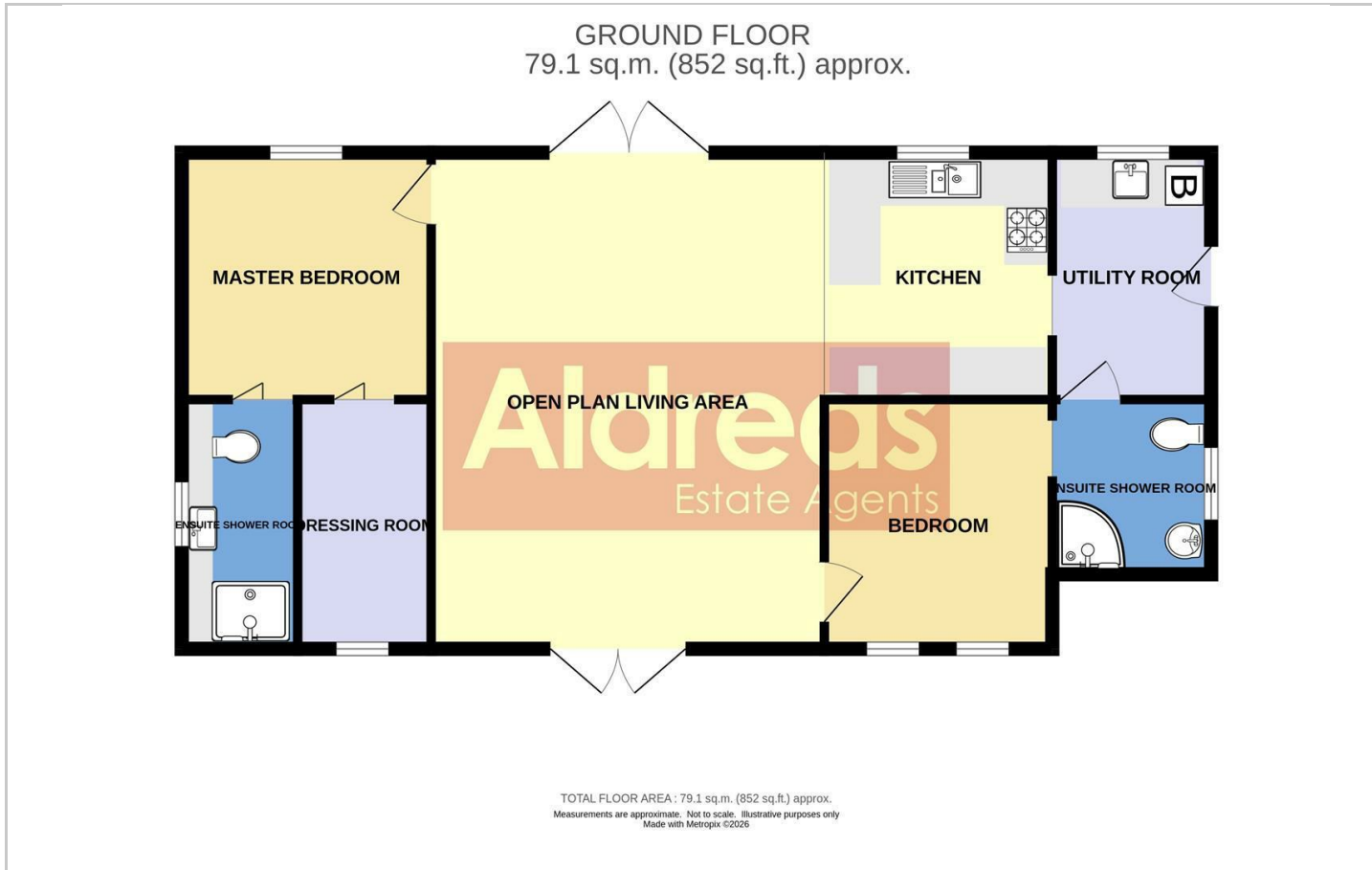
The attractive North Norfolk coastal village of Happisburgh is dominated by the tower of St Marys Church and well known for the famous Lighthouse. Local facilities include a village Shop, Pre/Primary School and The Hillhouse Public House. The small Broadland town Stalham is approximately five miles away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

Reference

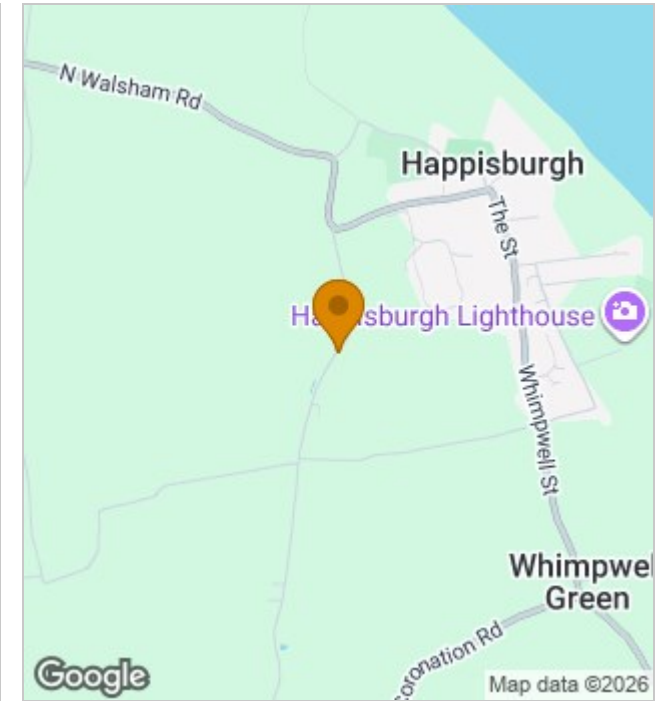
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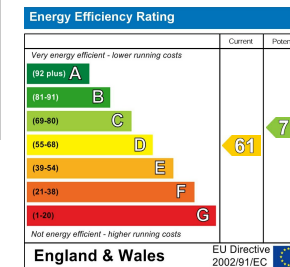
Floor Plans



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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