

Aldreds
Estate Agents



Seabreeze Lighthouse Lane, Happisburgh, NR12 0QA

£325,000





£325,000

Seabreeze Lighthouse Lane

Happisburgh, Norwich, NR12 0QA

- Spacious Detached Bungalow
- Attractive Walled Garden
- Modern Kitchen Diner
- Driveway Parking & Garage
- Lighthouse Views
- Delightful Coastal Location
- Oil Central Heating
- Conservatory
- Three Bedrooms
- Must View to Appreciate!

Aldreds are delighted to offer this spacious three bedroom detached bungalow, situated in a pleasant non-estate position within the sought after coastal village of Happisburgh. This well located property is situated in a generous plot with accommodation including an entrance hall, cloakroom, kitchen/diner, lounge, conservatory, three bedrooms and shower room.

The property offers uPVC sealed unit double glazed windows, oil fired central heating, driveway parking, a nicely walled rear garden and garage. Internal viewing is highly recommended to appreciate.



Entrance Porch

Part glazed entrance door, windows to either side aspect, pitched Polycarbonate roof, glazed door giving access to;

Hallway

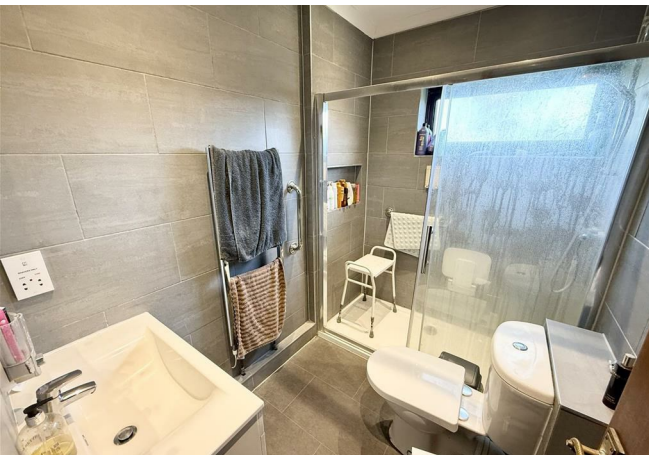
Two radiators, power points, built-in cupboard, loft access, wall lighting, doors leading off;

Cloakroom/Utility

Front facing obscure glazed window, low level w.c., hand wash basin, radiator, power points, plumbing for washing machine.

Kitchen/Dining Room 16'10" x 8'11" (5.14m x 2.73m)

Front facing windows, a range of modern fitted kitchen units with rolled edge work surface and tiled splash back, sink drainer with mixer tap, integrated electric oven, ceramic hob, stainless steel chimney style extractor, integrated fridge and bin store, French doors giving access to;





Lounge 16'9" x 11'9" (5.13m x 3.6m)

Window to side aspect, brick built fireplace surround with a wood burning stove on a tiled hearth, power points, television point, wall lighting, two radiators, door from hallway, doors giving access to;

Conservatory 10'1" x 7'0" (3.08m x 2.14m)

Of a uPVC sealed unit double glazed construction on a brick built base with a pitched Polycarbonate roof with glazed door to garden, power points.

Bedroom 1 12'0" x 11'11" (3.68m x 3.64m)

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

Bedroom 2 12'0" reducing to 10'0" x 10'10" (3.68m reducing to 3.07m x 3.32m)

Window to front aspect, radiator, power points.

Bedroom 3 11'7" x 8'9" (3.54m x 2.69m)

Window to rear aspect, radiator, power points.

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.



Shower Room

A nicely re-fitted shower room with obscure glazed window to front aspect, fully tiled walls and floor, white suite comprising of hand wash basin fitted in vanity unit, low level w.c., double width shower, heated towel rail, shavers points, inset LED ceiling lighting.

Outside

The property occupies a generous plot in this desirable non-estate location with views available towards Happisburgh Lighthouse. The property is approached via a spacious driveway, providing parking space and hard standing for a number of vehicles, with a brick built garage.

Garage

Front facing up and over door, side service door, side facing window.

Gardens

The property offers lawned gardens to the front and rear. The front garden is nicely enclosed with timber picket style fencing with a timber garden shed and pathway to front entrance. The rear garden is of a generous proportion and beautifully walled with a variety of mature shrubbery and planting to borders, laid to lawn, external oil fired boiler for hot water and central heating.

Tenure

Freehold.

Services

Mains water, electric and drainage.

Council Tax

North Norfolk District Council - Band: C.

Location

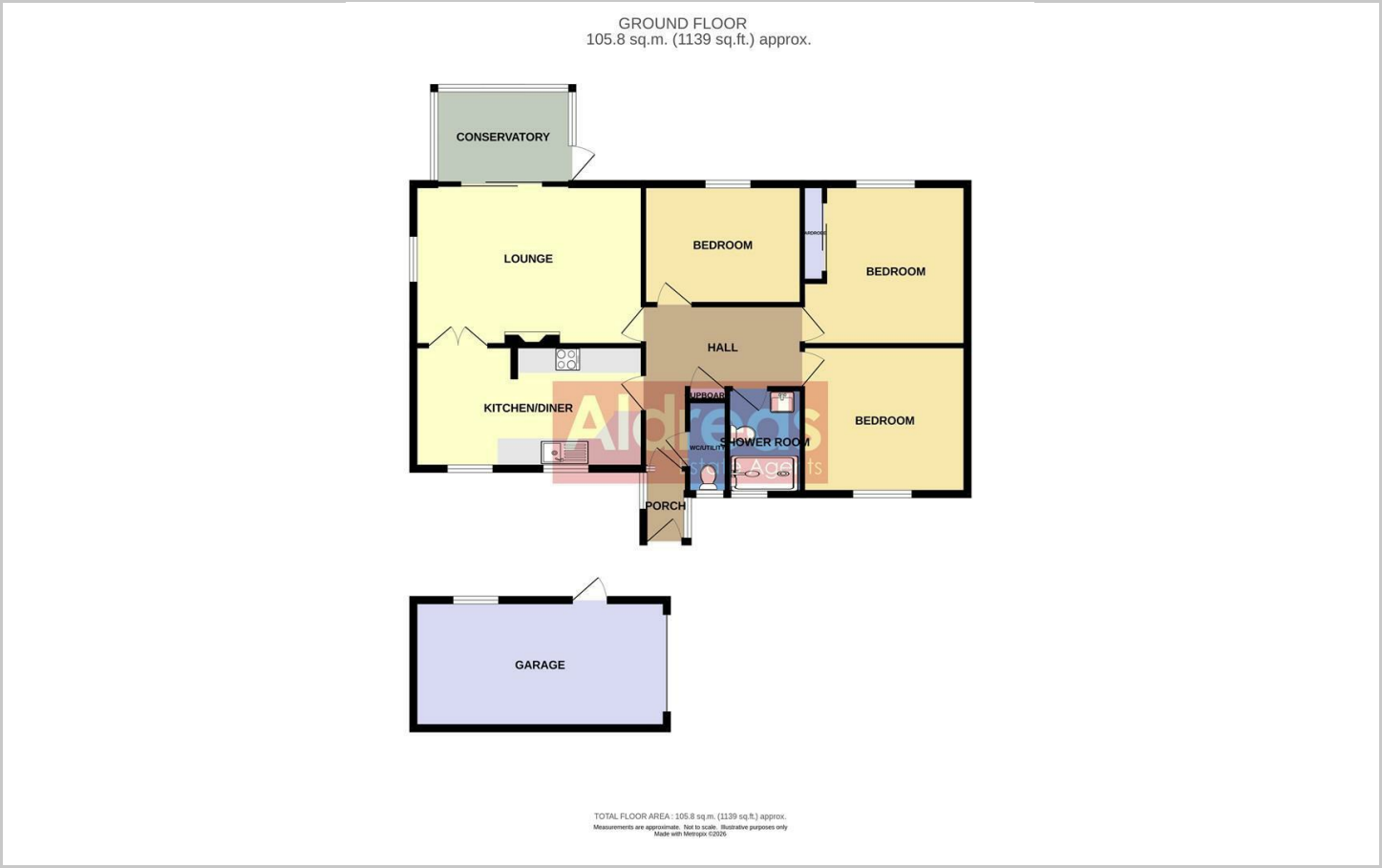
The attractive North Norfolk coastal village of Happisburgh is dominated by the tower of St Marys Church and well known for the famous Lighthouse. Local facilities include a village Shop, Pre/Primary School and The Hillhouse Public House. The small Broadland town Stalham is approximately five miles away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

Reference

PJL/S10043



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.

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.

Location Map



Energy Performance Graph

