





4 Bower Close, Potter Heigham

£390,000 Freehold

Discover a refined family home offering space, style and a peaceful setting on the edge of the Norfolk Broads. This impressive four-bedroom detached residence extends to over 2,100 sqft and provides a superb balance of versatile living accommodation and well-proportioned bedrooms. Occupying a desirable position within a quiet cul-de-sac, the property has been lovingly maintained and enhanced by the current owner, creating a welcoming home that is perfectly suited to modern family life. With multiple reception areas, a conservatory, a useful summer house, an integral garage and beautifully established gardens, this is a property designed to be enjoyed both inside and out.

Council Tax band: E

Tenure: Freehold

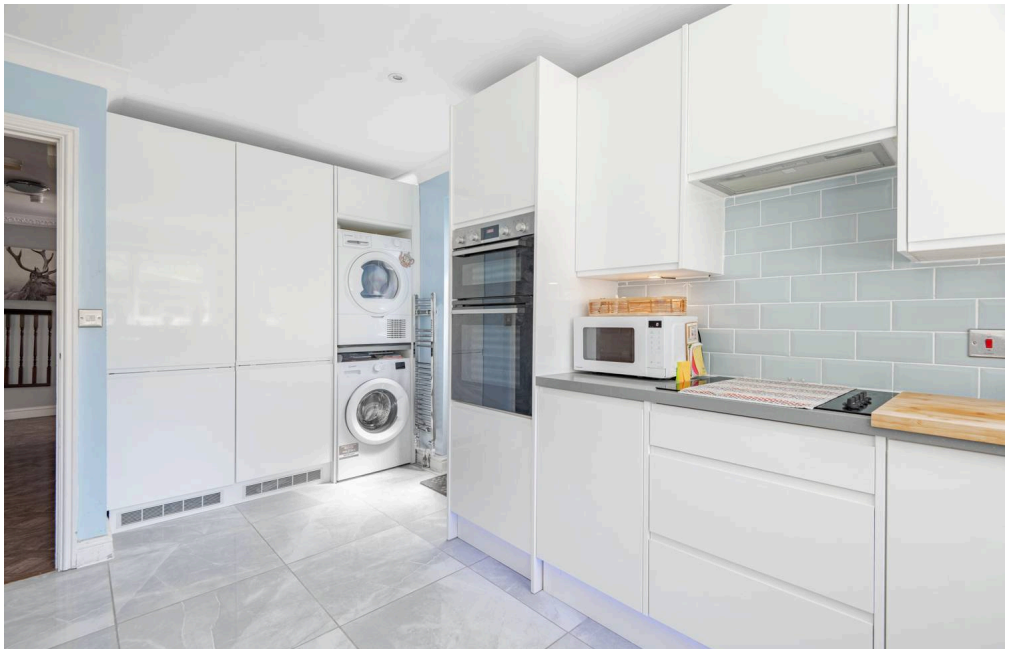
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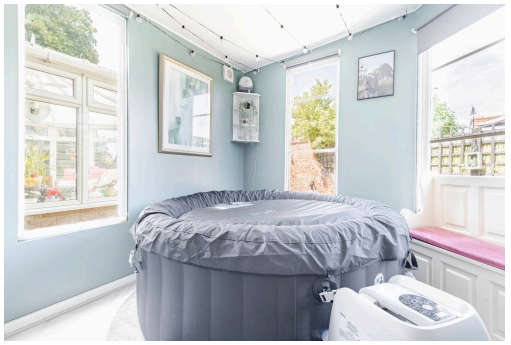


Location

Potter Heigham is a charming village situated in the Norfolk Broads, in the east of England. It lies along the River Thurne, providing easy access to the renowned Norfolk Broads network of waterways. The village is known for its picturesque setting, historic bridge, and traditional pubs, making it a popular destination for boating, fishing, and leisure activities.



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Potter Heigham is approximately 12 miles northeast of the town of Great Yarmouth and about 20 miles east of Norwich, offering a peaceful rural lifestyle with convenient access to larger towns and amenities.

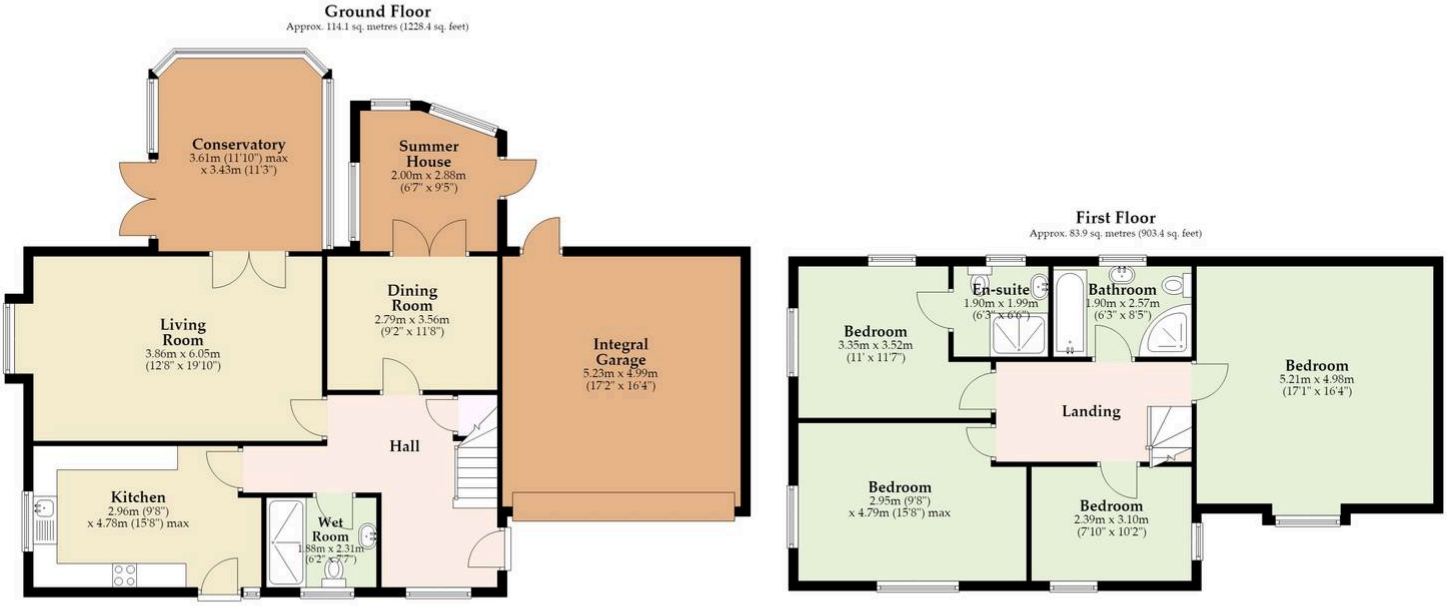
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Stepping through the front door, you are welcomed into a central entrance hall which provides access to the principal ground floor accommodation. Positioned to the left, the kitchen has been fully modernised and offers an attractive range of wooden units, generous work surfaces, a sink and drainer, and integrated cooking appliances including a built-in oven and ceramic hob. There is ample space for everyday meal preparation whilst enjoying views over the front aspect.

The spacious living room serves as the heart of the home and enjoys a dual-purpose layout that comfortably accommodates both relaxation and entertaining. Wood-effect flooring runs underfoot, while a charming brick fireplace creates an attractive focal point. French doors open directly into the conservatory, extending the living space and providing an excellent setting to enjoy views of the garden throughout the seasons.

Returning to the hallway, a separate dining room offers an ideal space for family meals and social occasions. French doors lead directly into the summer house, creating a natural flow between the reception spaces. Currently housing a hot tub, this versatile space creates a fantastic area for relaxation and entertaining throughout the year. It could also lend itself to a variety of other uses, including a home office, hobby room or studio, depending on individual requirements.





Total area: approx. 198.1 sq. metres (2131.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.

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