

Aldreds
Estate Agents



4 The Thoroughfare, Potter Heigham, Great Yarmouth, NR29 5LD

£300,000



3



1



1



E



£300,000

4 The Thoroughfare

Potter Heigham, Great Yarmouth, NR29 5LD

- Detached Bungalow
- Conservatory
- uPVC SUDG Windows
- Popular Broadland Location
- Must View to Appreciate!
- Three Bedrooms
- Electric Central Heating
- Driveway Parking & Garage
- No Onward Chain

Aldreds are delighted to offer this spacious three bedroom detached bungalow located in a desirable position within the sought after Broadland village of Potter Heigham. This well positioned bungalow offers accommodation including an entrance hall, lounge/diner, kitchen, conservatory, three bedrooms and shower room. The property offers electric central heating, uPVC sealed unit double glazed windows, driveway parking, garage and well maintained garden. Offered with no onward chain, early internal viewing is highly recommended.



Entrance Porch

Obscure glazed sliding entrance door, glazed door to;

Hallway

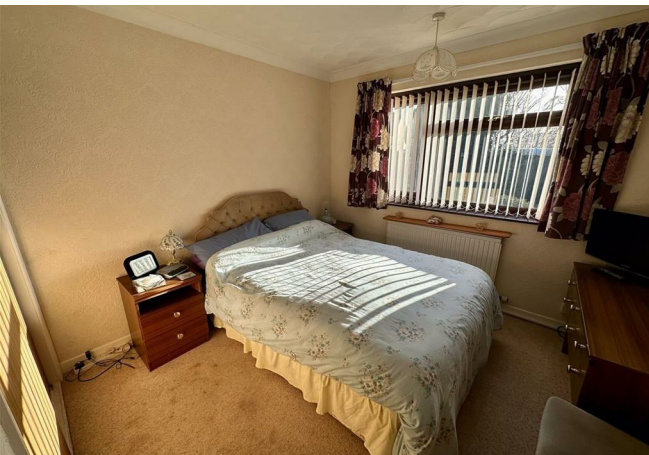
Radiator, loft access, power point, cupboard housing electric boiler for central heating, cloaks cupboard, doors leading off;

Lounge/Diner 26'5" x 11'2" reducing to 9'7" (8.07m x 3.41m reducing to 2.94m)

A spacious double aspect room with window to front with sliding patio doors to conservatory, two radiators, power points, television point, telephone point, brick built fireplace surround with a tiled hearth, serving hatch from kitchen.

Kitchen 9'2" x 9'4" (2.79 x 2.84)

Rear facing window, glazed door to conservatory, radiator, a range of kitchen units with rolled edge work surface, tiled walls, stainless steel sink drainer with mixer tap, power points, electric cooker point, plumbing for washing machine.





Bedroom 1 11'8" x 11'7" (3.56 x 3.53)

Window to front aspect, radiator, power points, built-in wardrobe.

Bedroom 2 9'5" x 9'8" (2.87 x 2.95 (2.88 x 2.94))

Window to rear aspect, radiator, power points, television point, built-in wardrobe.

Bedroom 3 12'7" reducing to 10'7" x 9'3" at max (3.85m reducing to 3.23m x 2.82m at max)

Window to front aspect, radiator, power points.

Shower Room

Obscure glazed window to rear, radiator, fully tiled walls, tiled shower cubicle with electric shower, low level w.c., pedestal hand wash basin, shavers point.

Conservatory 18'8" x 7'3" (5.69 x 2.21)

Glazed to sides and rear aspect with two sets of sliding doors giving access to garden, power points.

Directions

From Aldreds Stalham office proceed towards Great Yarmouth along the A149. Upon reaching Potter Heigham, turn left into Station Road then right into St Nicholas Way proceeds toward the end of the road reaching The Thoroughfare, where the property can be found on the right hand side, just before the T-junction.



Outside

The property offers gardens to front and rear with driveway extending to the side of the property leading on to garage. There is a delightful enclosed rear garden, well maintained with lawned area with a variety of well stocked shrubbery and planting to borders, patio, external water supply, two greenhouses and timber garden shed to side.

Garage 17'6" x 8'4" (5.33 x 2.54)

With an electrically operated roller door with side service door, side facing window and power supply. Lean to shed to rear.

Tenure

Freehold.

Services

Mains water, electric and drainage.

Council Tax

North Norfolk District Council - Band: C.

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, selection of shops, cafe, boat yards and a bus service which operates to Great Yarmouth and the Fine City of Norwich.

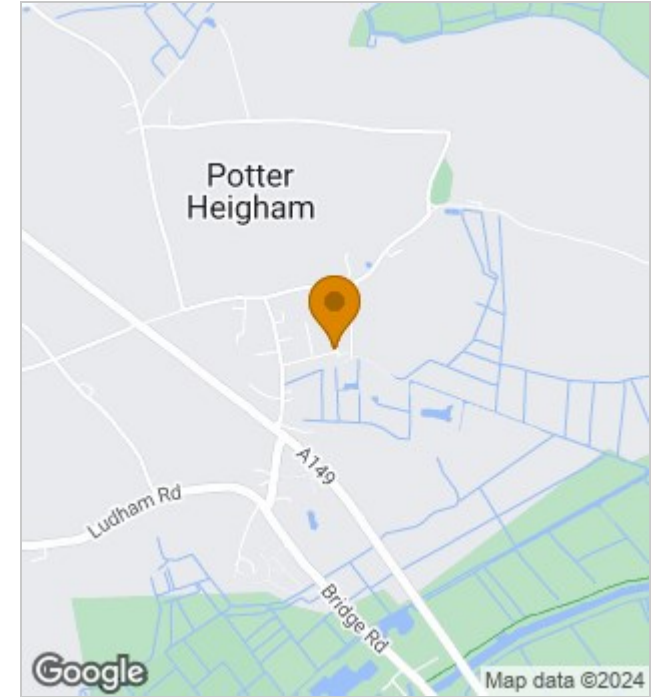
Reference

S9675/PJL

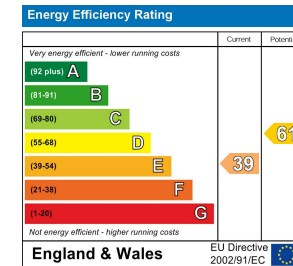
Floor Plans



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 traveling some distance please check with Aldreds on the issue of availability prior to traveling. 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: 372141.

55 High Street, Stalham, Norfolk, NR12 9AH
Tel: 01692 581089 Email: stalham@aldreds.co.uk <https://www.aldreds.co.uk/>