



Whiteways, 22 Cargate Lane, Upton, NR13 6AU

Price Guide £325,000 - £350,000





# Whiteways, 22 Cargate Lane

Upton, NR13 6AU

- Spacious Detached Bungalow
- Delightful Non Estate Position
- Oil Fired Central Heating
- Lawned Gardens With Open Farmland Views To The Rear
- Lots Of Potential To Modernise & Improve
- Three Bedrooms
- Sought After Broadland Village
- Driveway & Garage
- Offered With No Onward Chain
- Internal Viewing Is Highly Recommended

Price Guide £325,000 - £350,000. Aldreds are pleased to offer this spacious three bedroom detached bungalow located in the much sought after Broadland village of Upton. This spacious property is situated in a pleasant non estate position and offers lots of potential for modernisation and improvement. The accommodation includes a spacious entrance hall, lounge, kitchen, three bedrooms and shower room, benefitting from oil fired central heating, lawned gardens, driveway parking and a garage. A particular feature of the property is the outstanding open farmland view to the rear. Offered with no onward chain.



## Entrance Hall

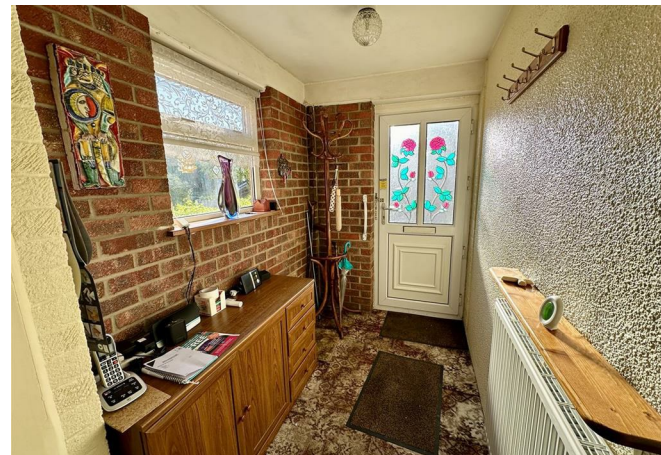
Part glazed uPVC entrance door, window to front aspect, radiator, telephone point, power points, airing cupboard housing hot water cylinder with immersion heater, doors leading off;

## Lounge 21'3" x 11'10" reducing to 9'4" (6.49m x 3.63m reducing to 2.86m)

Two windows to front aspect, two radiators, power points, wall lighting, stone fireplace surround.

## Kitchen 13'11" reducing to 11'1" x 7'9" increasing to 9'3" (4.26m reducing to 3.39m x 2.37m increasing to 2.83)

Window to side aspect, part glazed door to side, oil fired boiler for hot water and central heating, built-in cupboard with fitted shelving, pantry cupboard with shelving and side facing window, a range of fitted kitchen units with rolled edge work surface, tiled splash back, stainless steel sink drainer with mixer tap, power points, electric cooker point, extractor, plumbing for washing machine and dishwasher.





**Bedroom 1** 12'5" x 9'10" extending to 13'11" into doorwell (3.79m x 3.02m extending to 4.26m into doorwell)  
Window to rear aspect, radiator, power points, fitted wardrobes.

**Bedroom 2** 10'11" x 9'4" (3.35m x 2.86m)  
Window to rear aspect, radiator, power points.

**Bedroom 3** 9'4" x 7'6" (2.85m x 2.29m)  
Glazed door to rear garden, rear facing window, radiator, power points.

**Shower Room**  
Obscure glazed window to side aspect, part tiled and part panelled walls, shower panelled shower cubicle with electric shower, low level w.c., hand wash basin within a fitted storage unit.

## Directions

Coming into the village of Upton on Church Road, turn first left into Cargate Lane where the property can be found a short way along on the right hand side almost opposite the Village Hall and playing fields.



## Outside

The property occupies a pleasant position with vehicular access via driveway leading to the side of the property onto a brick built single garage with front facing up and over door. The property offers lawned gardens to front and rear, with access to the side of the property via a timber gate, uPVC oil storage tank. The rear garden offers a patio area, two timber garden sheds and greenhouse. A particular feature of the property is the attractive outlook over open farmland beyond the rear garden.

## Tenure

Freehold.

## Services

Mains water electric and drainage.

## Council Tax

Broadland District Council - Band: 'D'

## Energy Performance Certificate (EPC)

EPC Rating: to be confirmed

## Location

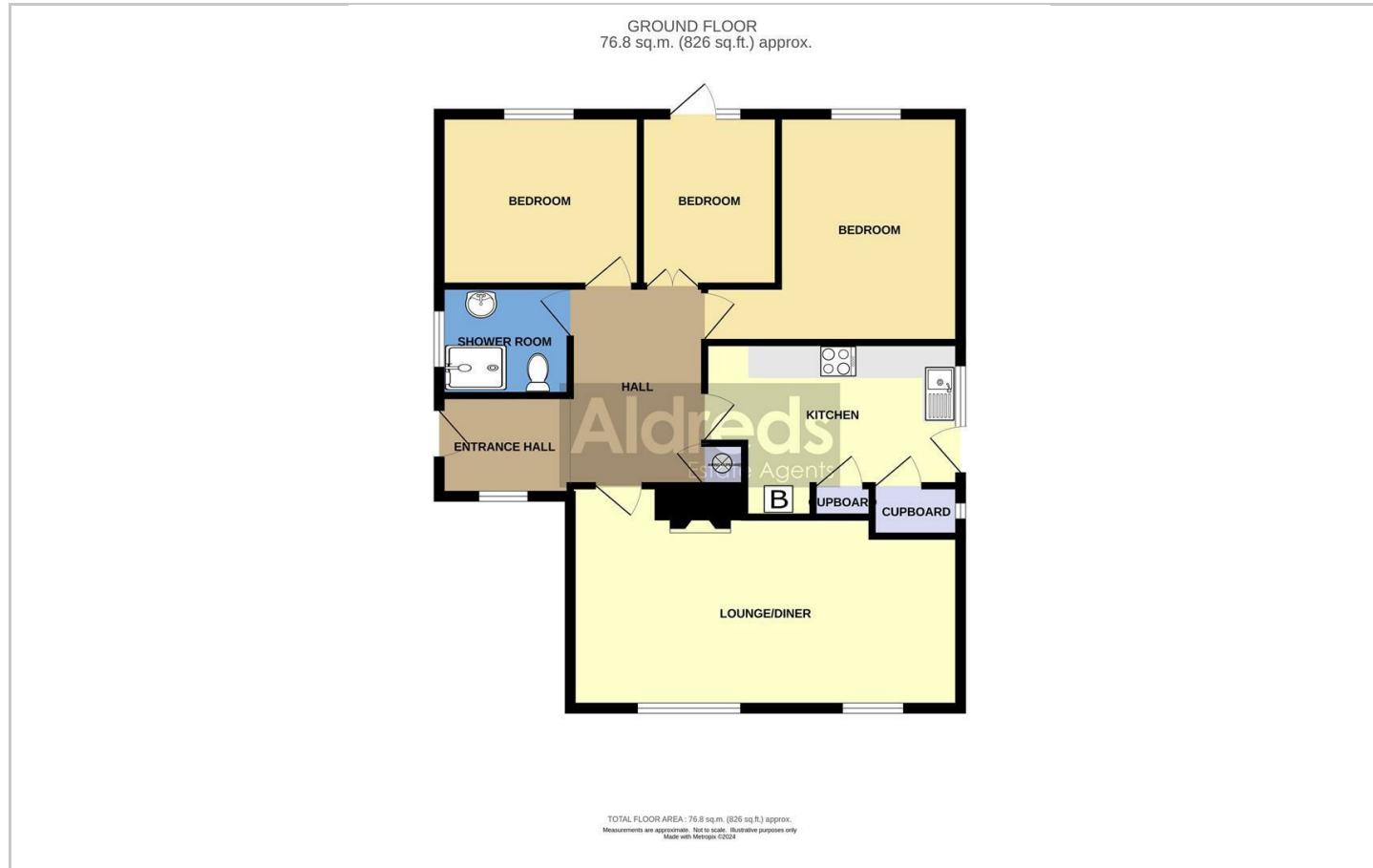
Upton is a delightful Broadland village with it's own Staithe, giving boating access onto the River Bure. The village has a wonderful community pub with an adjoining village shop, The White Horse, and a modern village hall and playing field. The neighbouring village of Acle, approximately 2 miles distance, has a selection of Shops, Community Centre with playing fields, Primary and High Schools and a Health Centre. Both regular bus and rail services operate from Acle to Great Yarmouth approximately 9 miles away and the City of Norwich approximately 13 miles away.

## Reference

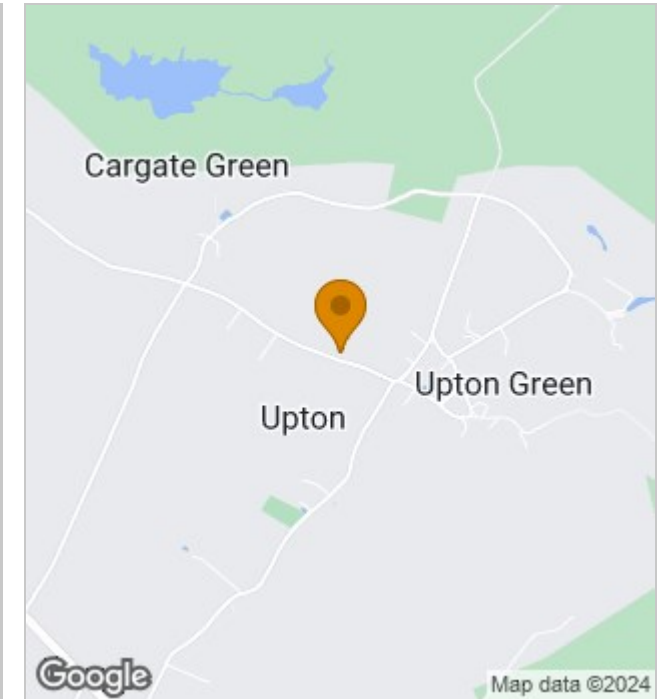
S9801/PJL



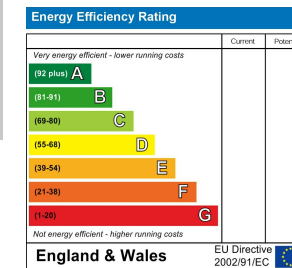
## Floor Plans



## 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 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. 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.

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

Registered in England Reg. No. 08945751 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA