



Lighthouse Lane, Happisburgh, Norwich

Guide Price £390,000 - £400,000 Freehold

Energy Efficiency Rating : D

- ✓ No Chain!
- ✓ Detached Family Home
- ✓ Over 1600 Sq ft (stms) of Potential
- ✓ Kitchen and Utility Room
- ✓ Sitting Room with Brick Fireplace
- ✓ Four Bedrooms
- ✓ Bathroom & Cloakroom
- ✓ Secure Parking & Double Garage

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116





NO CHAIN! Boasting over 1600 Sq ft (stms) of potential, this DETACHED FAMILY HOME is located in HAPPISBURGH near the OLDEST WORKING LIGHTHOUSE in EAST ANGLIA! Passing through the front gate there is a COURTYARD AREA for parking with access provided to the DOUBLE GARAGE, main property and rear gardens. Stepping inside, a PORCH and HALL ENTRANCE lead to the SITTING ROOM with MULTI-FUEL BURNER and EXPOSED BRICKWORK FIREPLACE, dining room with FRENCH DOORS to the garden and an opening to the KITCHEN that features a BUTLER SINK and space for a RANGEMASTER OVEN. Adjoining the kitchen is the UTILITY ROOM where you find the oil fired 'WORCESTER' central heating boiler and ample space and plumbing for your appliances. Finally to the ground floor, there is a W/C and STUDY. Heading upstairs FOUR BEDROOMS and the family bathroom are accessed OFF LANDING. To rear, the gardens feature an AREA OF PATIO and a LAWN with mature trees.

LOCATION

The property offers panoramic views of the famous and distinctive lighthouse. The village of Happisburgh has local facilities including infant school, public house and church. More extensive facilities can be found in the market towns of North Walsham and Stalham, including shopping facilities, all levels of school and public transport into the city of Norwich.

DIRECTIONS

You may wish to use your Sat-Nav (NR12 0QA), but to help you...From North Walsham take the Happisburgh Road. Proceed through the Hamlet of White Horse Common, passing Bacton Woods and through the village of Ridlington. Go straight over the crossroads with the Walcott to Stalham road. Follow the road into the village centre and continue around the sharp right hand bend into Whimpwell Street. Take the left hand turn onto Beach Road and an immediate right onto Lighthouse Lane where the property can be found on the right hand side indicated by our 'For Sale' board.

Set behind a gate and low level brick wall, there is a courtyard for parking that also provides access to the double garage, gardens and main property.

Entrance door to:

ENTRANCE PORCH

Of timber construction, windows to front and side, wall lighting, door to:

ENTRANCE HALL

Stripped wood flooring, radiator, built-in shelved cloaks and boot storage cupboard, stairs to first floor landing with built-in under stairs storage cupboard, doors to:

CLOAKROOM

Two piece suite comprising low level W.C. with hidden cistern, wall mounted hand wash basin with storage cupboard under, stripped wood flooring, uPVC obscure double glazed window to front, cupboard housing electric fuse box.

DINING ROOM

13' x 9' 11" Max. (3.96m x 3.02m) Wood effect flooring, radiator, uPVC double glazed french doors to rear, wall lighting, smooth ceiling with recessed spotlighting, opening with exposed timber to:

KITCHEN

13' x 10' 5" (3.96m x 3.18m) Fitted range of wall and base level units with complementary square edge work surfaces and inset butler sink with recessed drainer and mixer tap, tiled splash backs, space for Rangemaster oven with extractor fan above, tiled flooring, radiator, built-in larder cupboard, uPVC double glazed window to rear, door to garden, telephone point, smooth ceiling, door to:

UTILITY ROOM

9' 8" x 7' 2" (2.95m x 2.18m) Fitted range of base level units with complementary square edge work surfaces and inset one and a half bowl sink and drainer unit with mixer tap, tiled splash backs and flooring, space for washing machine, tumble dryer, fridge freezer and dishwasher, floor standing oil fired central heating boiler, uPVC double glazed window to front, smooth ceiling.

SITTING ROOM

18' 1" x 12' 10" Max. (5.51m x 3.91m) Feature exposed brickwork fire place with inset multi fuel burner and tiled hearth, stripped wood flooring, radiator, uPVC double glazed full height windows and French doors to rear garden, wall lighting, smooth coved ceiling.

STUDY/HOME OFFICE

9' 9" x 9' 4" (2.97m x 2.84m) Fitted carpet, radiator, uPVC double glazed window to front and side, smooth ceiling.

STAIRS TO FIRST FLOOR LANDING

Wooden stairs leading to wood effect flooring on the landing, radiator, uPVC double glazed window to front, built-in shelved storage cupboard housing the hot water cylinder, loft access hatch, doors to:

FAMILY BATHROOM

Four piece suite comprising low level W.C, hand wash basin set on vanity unit with storage space under and mixer tap over, panelled bath, shower cubicle with electric shower, tiled splash backs and flooring, radiator, uPVC obscure double glazed window to front, smooth ceiling with recessed spotlighting.

DOUBLE BEDROOM

13' 1" x 10' 7" Max. (3.99m x 3.23m) Fitted carpet, radiator, uPVC double glazed window to rear, opening to:

WALK-IN WARDROBE

Wall mounted hand wash basin with tiled splash backs, fitted carpet, built-in shelving and space for a hanging rail, uPVC obscure double glazed window to side.

DOUBLE BEDROOM

9' 10" x 9' 10" (3m x 3m) Fitted carpet, radiator, uPVC double glazed window to rear.

DOUBLE BEDROOM

13' 1" x 12' 11" (3.99m x 3.94m) Wood effect flooring, radiator, uPVC double glazed window to side and rear, television point.

DOUBLE BEDROOM

12' 11" x 9' 9" (3.94m x 2.97m) Wood effect flooring, radiator, uPVC double glazed window to front, smooth ceiling.

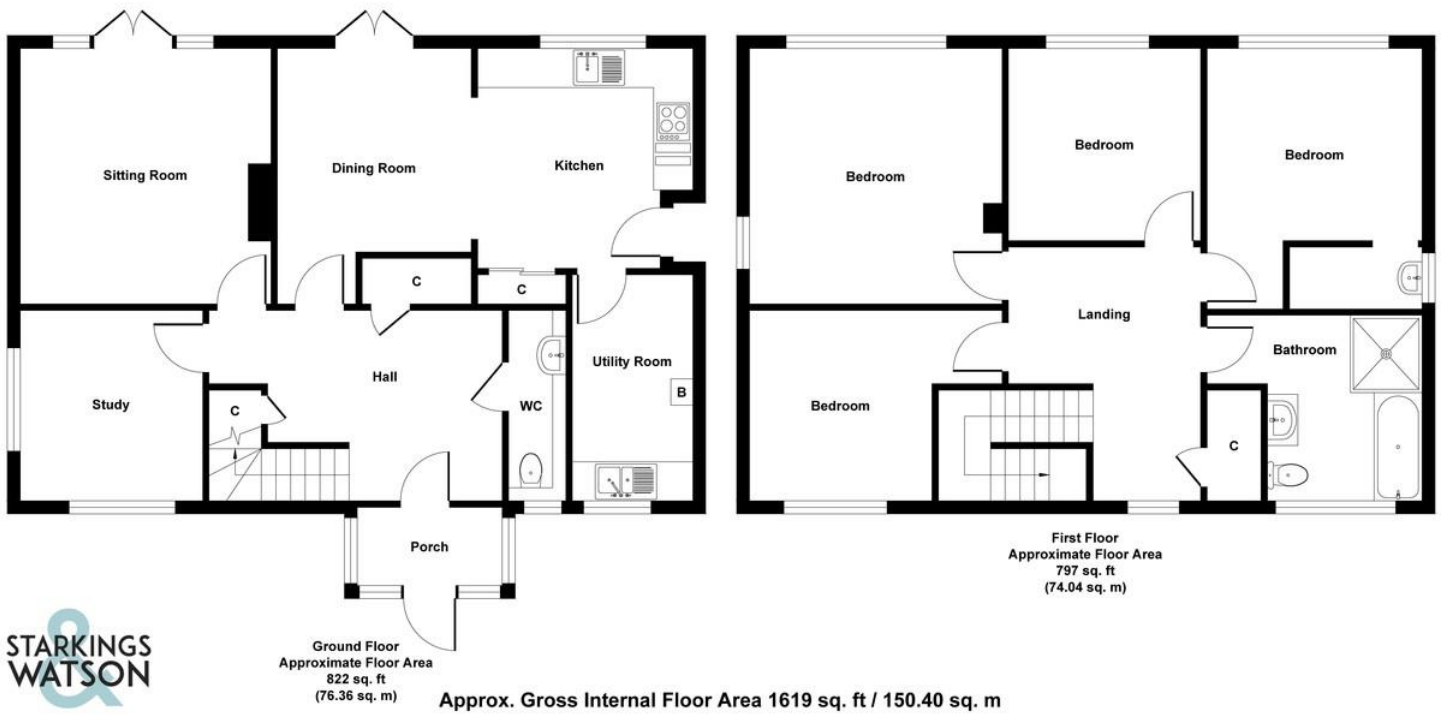
OUTSIDE REAR

Leaving the property via the sitting room French doors, the rear garden is fully enclosed with brick walling and a timber fenced boundary. There is a generous patio area which opens to an area of lawn with multiple trees and raised flowerbeds. In the rear garden the oil tank can be found with access leading to the frontage.

DOUBLE GARAGE

Up and over doors to front x2.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Centralised Hub:

Crafton House | Rosebery Business Park | Mentmore Way | Poringland | Norwich | NR14 7XP

01603 336116 | sales@starkingsandwatson.co.uk | lettings@starkingsandwatson.co.uk



SWEA Ltd t/a Starkings & Watson. Company Registration Number 10386501
Registered Office 45a Birchfield Lane, Mulbarton NR14 8AA
VAT Registration Number 253 994 172