

BRIDGE ROAD

# Potter Heigham, Great Yarmouth NR29 5JB

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01603 336116

# FOR SALE PROPERTY



20:22

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# STARKINGS & WATSON



- Detached Family Home
- Close to Norfolk Broads & Coastline
- Approx. 2166 Sq. ft of Accommodation
- Kitchen/Breakfast & Dining Room
- 24' Sitting Room with French Doors
- Five Bedrooms with En Suite to Main
- Landscaped Gardens to Rear
- Double Garage and Ample Parking

### IN SUMMARY

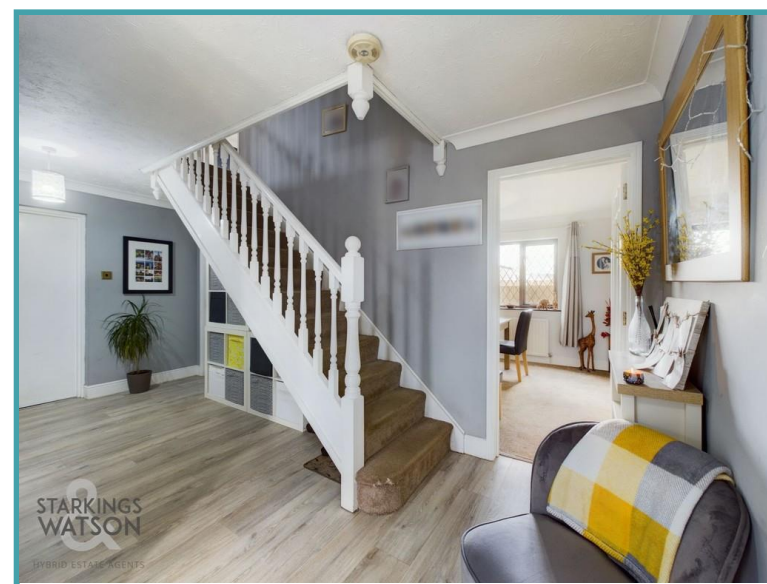
This FAMILY HOME is positioned close to the NORFOLK BROADS! With accommodation spanning OVER 2150 SQFT (stms) there is a certain flexibility to the accommodation with bedrooms which could be used as CRAFT ROOMS, snug/seating or even a STUDY and a ground floor layout which has a FANTASTIC FLOW. Currently the property is laid out with a 24' SITTING ROOM with French doors leading to the garden, dining room, KITCHEN/BREAKFAST ROOM and cloakroom. Upstairs all FIVE BEDROOMS lead from the landing with a FAMILY BATHROOM and ENSUITE to the MAIN BEDROOM. Off Road parking, and landscaped lawned gardens to rear can be found outside with TWO DOORS leading to the double garage.

### SETTING THE SCENE

Approached via a shingle driveway which creates a generous parking area, and leads to the garage, main property and rear garden.

### THE GRAND TOUR

Passing through the composite entrance door, the hall has hard wearing flooring and is laid out in an L-Shape. Home to the stairs which lead to the first floor, coat and shoe storage space and with doors leading in to a number of rooms. Double doors take you into the sitting room which is the first room on the right hand side. In this space, there fitted carpet under foot, an open fire and French Doors which lead to the rear garden. A further set of double doors can be found to the other end of the room which take you into the dining room. This entertaining space is adjacent to the kitchen with fitted carpet and a window facing to rear, scope exists to open plan the accommodation if required by removing the partition wall. Featuring a central island with breakfast bar, the kitchen has cabinets at wall and base level on all walls creating an abundance of storage and work surface for a keen cook. This room connects back to the entrance hall with only a cloakroom and the door leading into the garage left to finish the ground floor. Turning right as you reach the top of the stairs, there is the first of the double bedrooms which is currently being used as a snug/seating area. Across the hall is the main bedroom with en suite shower room and a built in storage cupboard. Following the landing round you find three further double bedrooms making it five in total and the door into the four piece family bathroom.



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## THE GREAT OUTDOORS

The rear garden can be accessed from the sitting room via French Doors, where there is an area of patio providing space to relax and entertain, whilst located in the corner of the garden, enjoying a wealth of sunshine when available is a 'Pod' with seating which is not included in the sale but could be replaced with a similar item or a pergola put in its place. The main garden is laid to lawn and some planting has been done to the rear boundary which in time will make the gardens more private. creating the ideal space to relax and enjoy the space on offer.

## OUT & ABOUT

The property occupies a prominent position within Potter Heigham, a sought after waterside Broadland village lying on the banks of the River Thurne which gives access via the Bure to the Norfolk Broads. Potter Heigham has its own post office/village stores, Lathams department store and public houses/restaurants. There is a bus service to the Broads capital of Wroxham which lies within seven miles, the city of Norwich fourteen miles and the busy coastal resort of Great Yarmouth twelve miles.

## FIND US

Postcode : NR29 5JB

What3Words : ///strongman.detection.forwarded

## VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

**Disclaimer:** 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.

Price:



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Approximate total area<sup>(1)</sup>  
 2166.31 ft<sup>2</sup>  
 201.26 m<sup>2</sup>

Reduced bedroom  
 14.66 ft<sup>2</sup>  
 1.36 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced bedroom  
 (below 1.5m/4.92ft)

GIRAFFE360  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.