

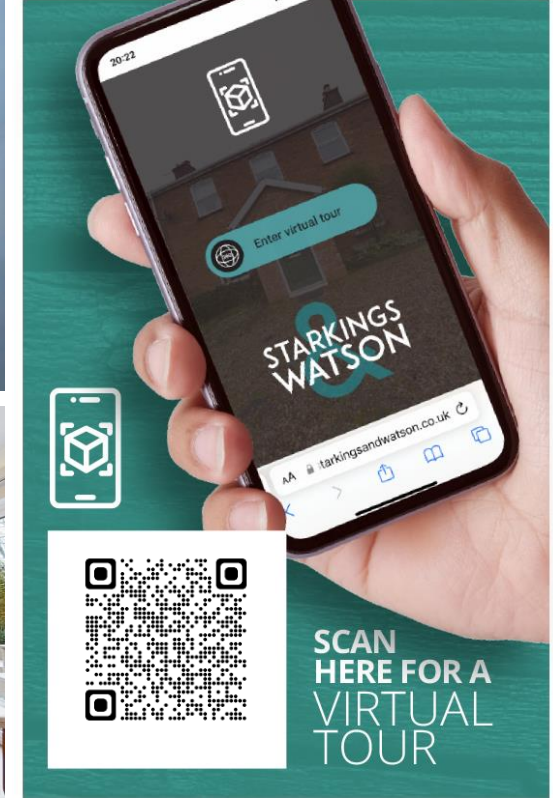
SCHOOL ROAD

# Potter Heigham, Great Yarmouth NR29 5LW

Freehold | Energy Efficiency Rating : D

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

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# STARKINGS & WATSON



- Private Drive Setting with Parking & Garage
- Modernised Detached Family Home
- Welcoming Hall Entrance with W.C
- Formal Sitting Room & Study
- Large Open Plan Kitchen/Family Room
- Four Double Bedrooms
- En Suite & Family Bathroom
- Private Enclosed Gardens

#### IN SUMMARY

UPDATED and MODERNISED, this detached family home occupies a PRIVATE DRIVEWAY SETTING with PARKING and a GARAGE to front. Centred around the WELCOMING ENTRANCE HALL, the property has been upgraded with NEW WINDOWS and DOORS, replacement OIL FIRED CENTRAL HEATING BOILER and TANK, and the installation of a STUNNING OPEN PLAN KITCHEN/LIVING SPACE complete with BI-FOLDING DOORS onto the garden. The EXTERIOR has been LANDSCAPED to include a NEW PATIO and rear landscaping. The accommodation extends to over 2040 Sq. ft (stms), comprising a hall entrance, W.C, BAY FRONTED SITTING ROOM, study, 30' KITCHEN/LIVING SPACE with a LARGE ISLAND and integrated cooking appliances, and separate utility room. Upstairs, FOUR DOUBLE BEDROOMS lead off the landing, with a family bathroom and EN SUITE to the main bedroom. All of this whilst sitting in a pleasant NON-ESTATE setting close to the Norfolk Broads.

#### SETTING THE SCENE

Situated on a private driveway serving only two properties, a brick weave driveway leads to a tandem parking area, with an adjoining garage and main porch entrance. Gated access leads to the rear, whilst sweeping lawned gardens can be found to the front and side, with a range of mature planting and shrubbery with new fencing along the front border.

#### THE GRAND TOUR

The new uPVC front door leads straight into the carpeted hall entrance, with stairs rising to the first floor and useful storage sitting underneath. The W.C can be found to the right, with a newly installed white two piece suite and attractive tiled splash backs. Double doors open to the main sitting room, complete with a bay window to front and a smooth coved ceiling above. A further door leads to the study, a versatile room which could be an ideal play room if required. Stretching across the rear of the property and extending to some 30' is the open plan kitchen/family room, offering an extensive range of kitchen units, central island, space for a table and soft furnishings, with your eyes drawn through the rear facing bi-folding doors. Wood flooring runs under foot, with a range of high gloss wall and lase level units, solid wood work surfaces, and a built-in breakfast bar with integrated fridge. An integrated electric induction hob and eye level electric double oven are built-in with extractor over, along with a dishwasher and room for an American style fridge freezer. Recessed spot lights, plinth level lighting and under cupboard lighting highlight the work surfaces. Finished in a matching style, the utility room offers further



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**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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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storage, with room for laundry appliances and a window facing to side. Heading upstairs, the landing is carpeted and includes a useful built-in storage cupboard. The family bathroom sits to one side, a large and spacious room with huge potential to remodel the space by introducing a large shower unit. Four double bedrooms lead off the landing, all well decorated and carpeted, with the main bedroom complete with built-in wardrobes, and a spacious en suite which is ready to be personalised.

### THE GREAT OUTDOORS

The rear garden offers a mixture of lawn, patio and a raised bark area which is perfect as a children's play area. Enclosed with mature hedging and shrubbery, the patio leads seamlessly from the kitchen bi-folding doors, with an area of timber screening hiding the oil tank. A useful storage shed can also be found. Gated access leads to the side, along with a covered storage area to the adjoining garage, complete with an up and over door to front, door to side, storage above, power and lighting.

### 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.

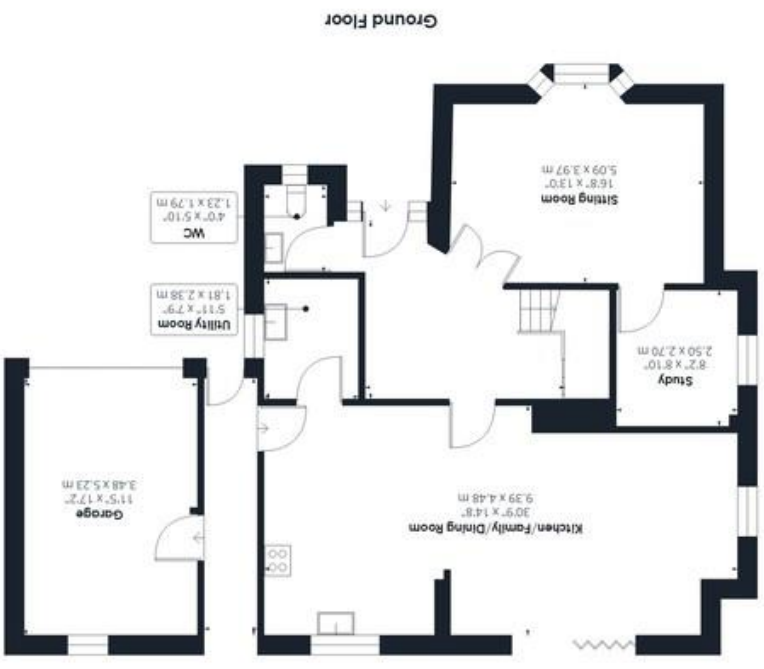
### FIND US

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What3Words : ///never.wins.otter

### VIRTUAL TOUR

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



**GIRAFFE 360**  
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Reduced headroom (below 1.5m/4.92ft)

(1) Excluding balconies and terraces

Approximate total area<sup>m</sup>  
2046.75 ft<sup>2</sup>  
190.15 m<sup>2</sup>  
Reduced headroom  
26.72 ft<sup>2</sup>  
2.48 m<sup>2</sup>

