

7 The Paddock, Happisburgh - NR12 0QB

£500,000

GUIDE PRICE: £500,000-£525,000 Nestled along the stunning North Norfolk coastline and situated on over an acre of land, this exceptional property offers spacious accommodation and multi-gen living opportunities.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

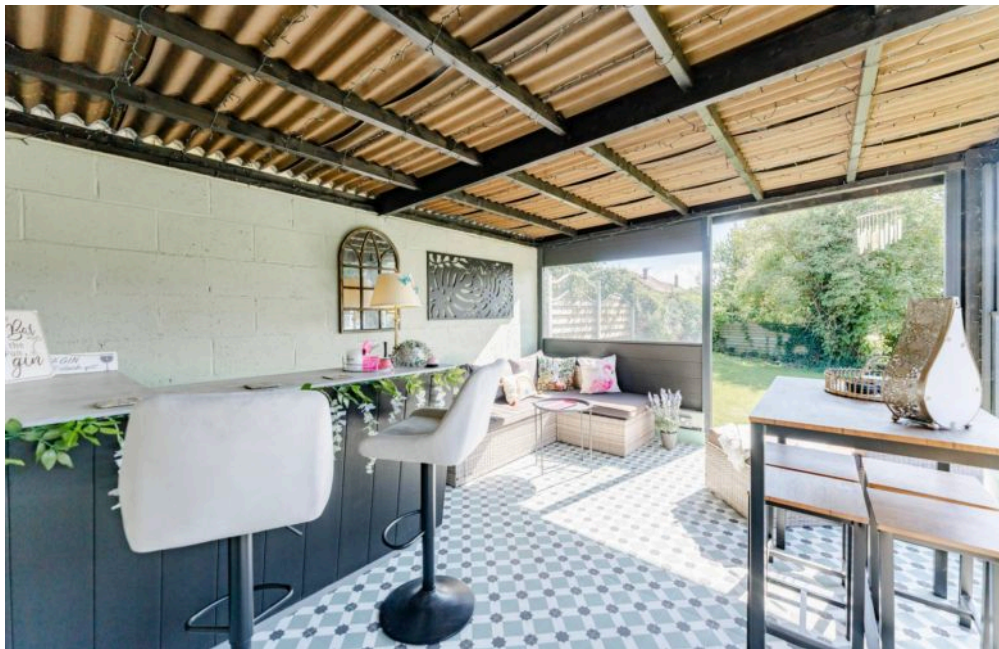
EPC Environmental Impact Rating:

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Situated on over an acre of land, this exceptional property offers spacious accommodation and multi-gen living opportunities. The spacious kitchen-dining area, featuring cathedral windows and a Belfast sink, is perfect for entertaining. The comfortable living room and four well-appointed bedrooms, including a primary suite with a walk-in wardrobe and ensuite, provide ample living space. For added flexibility, there's a detached annexe with a shower room and kitchenette. Outside, the expansive wrap-around plot offers a secluded atmosphere, ideal for enjoying the outdoors. Additional features include a driveway, garage, and cart lodge, providing ample parking and storage options.

Location

Happisburgh, nestled along the stunning North Norfolk coastline, is a picturesque village steeped in history and natural beauty. Known for its iconic lighthouse and rugged cliffs, this charming locale offers a quintessential English seaside experience. Stroll along the sandy beach, explore the rock pools, or take in



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The Paddock

Upon entering, you are greeted by a stunning kitchen-dining space that is as functional as it is beautiful. Complete with a variety of storage options, a central island, a classic Belfast sink, and cathedral windows that bathe the room in natural light, this area is designed for gatherings and everyday meals. The vaulted ceiling adds a touch of spaciousness to the room.

Step into the comfortable and versatile living room where an abundance of space and a large window create an inviting ambience for relaxation and entertainment. The property boasts four well-appointed bedrooms, including a primary suite with a large walk-in wardrobe and a private ensuite shower room. With the potential to configure a fifth bedroom, the home offers added flexibility for growing families or accommodating guests.

For additional versatility, a detached self-contained annexe awaits, featuring a private shower room and a kitchenette, providing an independent living space ideal for multigenerational households.



Ground Floor
1435 sq.ft. (133.3 sq.m.) approx.



Sqft Excludes Porch, Hall, Bathroom, Shower Room, Ensuite, Lobby, Dressing Room

TOTAL FLOOR AREA : 1435 sq.ft. (133.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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