

## 11 St. Nicholas Way, Potter Heigham

£250,000 Freehold

Situated in the sought-after Broadland village of Potter Heigham, this charming property presents an excellent opportunity to own a delightful two-bedroom semi-detached bungalow. Boasting a convenient single-story layout, this move-in ready home offers a blend of comfort and practicality for its prospective owners.



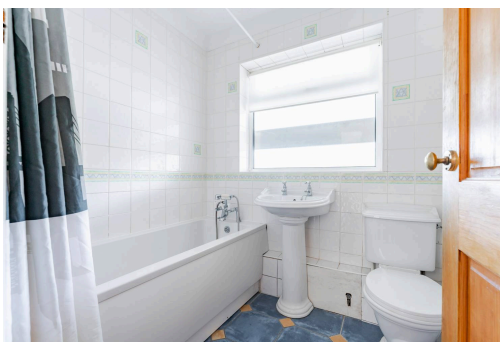
## Location

Located in the picturesque village of Potter Heigham, St. Nicholas Way offers the perfect blend of tranquillity and convenience. Known for its scenic waterways and charming countryside, Potter Heigham is a gateway to the Norfolk Broads, providing endless opportunities for boating, fishing, and outdoor activities. This property is just a short stroll from the iconic Potter Heigham Bridge, with local amenities nearby, including cosy pubs, quaint shops, and riverside cafés. Surrounded by natural beauty and only a 20-minute drive from the bustling seaside town of Great Yarmouth, St. Nicholas Way delivers a peaceful village lifestyle with easy access to coastal attractions and Norwich City, located less than 30 minutes away by car.



## St. Nicholas Way

Upon entering through the lobby and into the welcoming hall, one is greeted by a well-designed floor plan that maximises living space. To the left and right are the two bedrooms, both offering space for rest and relaxation. Continuing further, the lounge beckons with its inviting ambience, accentuated by a feature fireplace that adds warmth and character to the room.





Flowing seamlessly from the lounge is the spacious kitchen, where meals can be prepared with ease. The kitchen opens into the generously sized dining room, which serves as both a functional space for shared meals and a cosy garden room where one can bask in the natural light filtering through the single and double doors leading out to the rear garden.

Completing the accommodation is a well-appointed family bathroom, ensuring convenience for residents and guests alike. Throughout the property, bright and airy interiors create a welcoming atmosphere, offering a canvas for personalisation and comfort.

Externally, the property features an easy-to-maintain rear garden, providing a private outdoor space for relaxation and enjoyment. Off-road parking is available, adding to the convenience of every-day living.

### Agents Notes

We understand this property will be sold freehold, connected to mains water, electricity, and drainage.

Council Tax band: B

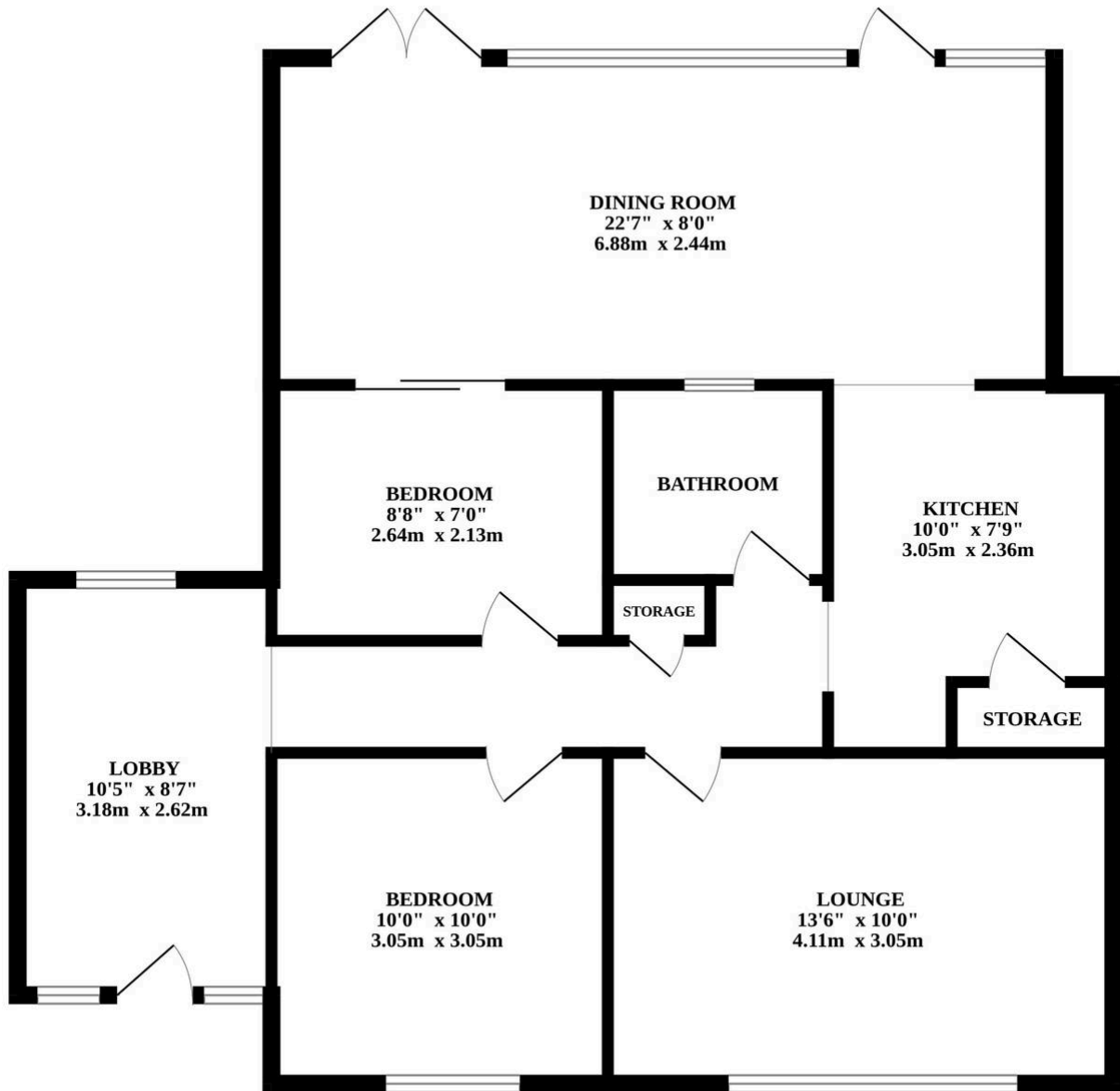
Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F



# GROUND FLOOR



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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