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Cart Gap Road, Happisburgh, Norwich, Norfolk, NR12 0QL

Guide Price £320,000

Viewing by appointment with our  
Stalham Office: (01692) 531400 or [sales@trettphillipsresidential.co.uk](mailto:sales@trettphillipsresidential.co.uk)



## HAPPISBURGH

Happisburgh is a coastal village to the east of a north-south road, the B1159 from Bacton on the coast to Stalham. A popular and Historic village which is famous for it's landmark Lighthouse and popular sandy beach. The village also offers a popular school, shop and bus routes to Stalham and North Walsham.

### ENTRANCE PORCH

9' 11" x 7' 5" (3.02m x 2.26m)

uPVC double glazed entrance door and window overlooking the front of the property. Tiled flooring throughout and points for power.

### ENTRANCE HALL

uPVC double glazed door leading from the entrance porch. Laminated flooring throughout, points for power and a radiator.

### LIVING ROOM

15' 9" x 11' 11" (4.80m x 3.63m)

uPVC double glazed window overlooking the front garden. Laminated flooring throughout, a radiator and a woodburner. There are points for power and points for both a telephone and TV.

### BATHROOM

This suite comprises of a wash hand basin, W.C and a bath with a shower attachment overhead. Tiled underfloor heating throughout and part tiling on walls. A shaving point, extractor fan, radiator and a uPVC double glazed window.



- Popular location between Cart Gap and the Bush Estate
- Short walk to Cart Gap beach
- Stunning views of Happisburgh Lighthouse
- Spacious accommodation throughout
- Garage and generous parking
- Versatile living
- Generous sized workshop
- Fantastic walking routes in a picturesque village





### **BEDROOM 2**

12' 5" x 9' 11" (3.78m x 3.02m)

This double room has a uPVC double glazed patio door leading to the conservatory. Laminate flooring throughout, a radiator and points for power as well as points for wall lights and a TV.

### **BEDROOM 3**

8' 10" x 7' 10" (2.69m x 2.39m)

uPVC double glazed patio door leading to the conservatory. Laminate flooring throughout, radiator and points for power.

### **GARDEN ROOM**

28' 8" x 7' 8" (8.73m x 2.34m)

This spacious and light area has a set of uPVC double glazed French doors leading out to the rear garden. There is tiled flooring throughout, a radiator and points for both power and wall lights.

### **BEDROOM 1**

12' 9" x 11' 4" (3.88m x 3.45m)

This master room has a uPVC double glazed window overlooking the rear garden. Laminate flooring throughout, a radiator and points for both power and a TV.

### **ENSUITE-1**

This suite comprises of a wash hand basin and a W.C. There is a uPVC double glazed window to rear and laminate flooring throughout.



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Council Tax: - EPC Rating: - Tenure:



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## KITCHEN

16' 1" x 11' 1" (4.90m x 3.38m)

This spacious area is equipped with a fitted kitchen, range of units and an electric oven and hob. There is a sink and drainer with splash back tiling, space for a fridge freezer and points for power. There is a uPVC double glazed window to front and laminate flooring throughout.

## WORKSHOP

15' 3" x 10' 10" (4.64m x 3.30m) Max Measurements

Timber framed, single glazed door to front. Laminate flooring throughout and points for power. There are a range of units and there is space and plumbing for a washing machine.

## OUTSIDE

### FRONT GARDEN

Large shingle driveway offering ample parking, with a wide variety of established planting and shrubbery.

### REAR GARDEN

Large shingle seating area and an area laid to lawn. Variety of planting and shrubbery and a storage shed.

### GARAGE

10' 11" x 10' 10" (3.32m x 3.30m)

Offering off-road parking with timber framed double doors to front and internal doors to both the kitchen and the workshop.



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**"Stunning countryside views to the front and dunes and beach to the rear" SPACIOUS and VERSATILE accommodation throughout to offer practical and easy living. Set in this POPULAR location between CART GAP and BUSH DRIVE. This home also comes with an enclosed front and rear gardens, a garage and a generous sized workshop.**





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**Stalham Office** (01692) 531400

142 High Street, Stalham, Norfolk, NR12 9AZ

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