



Beach Road, Happisburgh, Norwich, Norfolk, NR12 0PP
Guide Price £325,000

Viewing by appointment with our
Stalham Office: (01692) 531400 or 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 its landmark Lighthouse and popular sandy beach. The village also offers a primary school, shop and bus routes to Stalham and North Walsham.

ENTRANCE PORCH

uPVC double glazed entrance door and window located at the front of the property. Tiled flooring throughout.

HALLWAY

0' 0" x 0' 0" (0.00m x 0.00m)

Tiled flooring throughout, a radiator and points for power. There is also access to bedroom 4, utility room and leading to kitchen/dining area.

UTILITY ROOM

6' 2" x 4' 4" (1.88m x 1.32m)

This space has plumbing for a washing machine, space for a tumble dryer and freezer. Tiled flooring throughout, points for power and a towel radiator.

W.C

This suite consists of a wash hand basin and W.C. There is tiled flooring throughout and a heated towel rail.

BEDROOM 4/HOME OFFICE

11' 0" x 9' 2" (3.35m x 2.79m)

uPVC double glazed window, fitted carpet throughout, a radiator and points for both power and a TV.



- Guide price £325,000 - £350,000
- Unspoilt views of the countryside and Happisburgh Lighthouse
- Family friendly accommodation
- Highly presented and offering excellent modern living
- Large driveway offering ample parking
- Walking distance to the beach
- Versatile accommodation - home office available
- Established garden



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KITCHEN/DINING ROOM

17' 6" x 10' 6" (5.33m x 3.20m)

This space is equipped with a fitted kitchen, range of units and an electric oven and hob. There is an integrated dishwasher and fridge freezer, a stainless-steel sink and drainer and a radiator. There are several points for power and tiled flooring throughout. There is a generous family dining area with fitted cupboards and wine rack.

REAR HALL

12' 0" x 6' 0" (3.65m x 1.83m)

uPVC double glazed door leading to the rear garden. Tiled flooring throughout, a radiator and points for power. There is access to a cupboard under the stairs.

LIVING ROOM

18' 3" x 12' 2" (5.56m x 3.71m)

uPVC double glazed French doors and window overlooking the rear garden. There is fitted carpet throughout, a wood-burner, radiator and points for both power and a TV.

CONSERVATORY

12' 5" x 7' 7" (3.78m x 2.31m)

uPVC double glazed windows and French doors opening out onto the decked seating area. There is fitted carpet throughout and points for power.



Council Tax: C - EPC Rating: - Tenure: Freehold



LANDING

Fitted carpet throughout, a radiator, points for power and access to both a double cupboard and loft.

BEDROOM 1

18' 2" x 12' 8" (5.53m x 3.86m)

Dual aspect uPVC double glazed windows with views of Happisburgh Lighthouse. Fitted carpet throughout, two radiators and points for both power and a TV. There is also a dressing area.

BEDROOM 2

16' 0" x 8' 6" (4.87m x 2.59m)

Double glazed Velux windows, fitted carpet throughout, a radiator and points for both power and a TV.

BEDROOM 3

15' 7" x 10' 1" (4.75m x 3.07m)

uPVC double glazed window, fitted carpet throughout, a radiator and points for both power and a TV.

BATHROOM

This white suite consists of a wash hand basin, W.C, a bath and a shower cubicle. There is tiled flooring throughout, part tiling on walls and a heated towel rail.

OUTSIDE

FRONT GARDEN

Tarmac area offering ample parking, there is a gate leading to the rear garden and field views.

REAR GARDEN

Good sized plot with fencing and trellis. Landscaping opportunity for lawn, shrubs, flower beds, vegetables as desired. There is a decked seating area.



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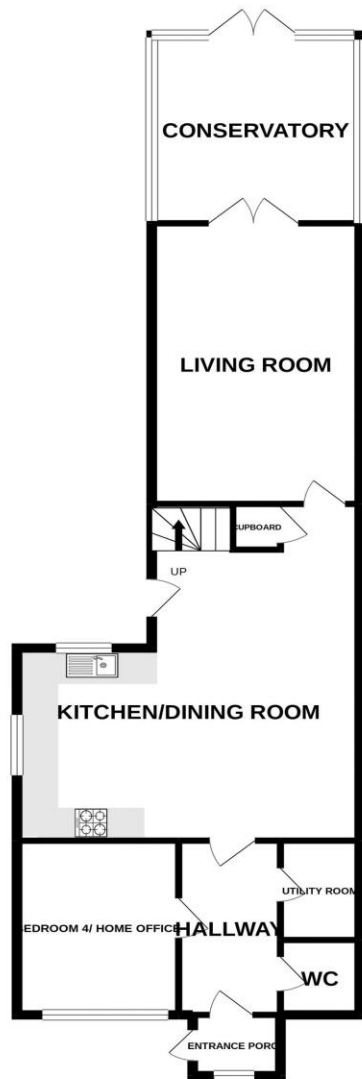
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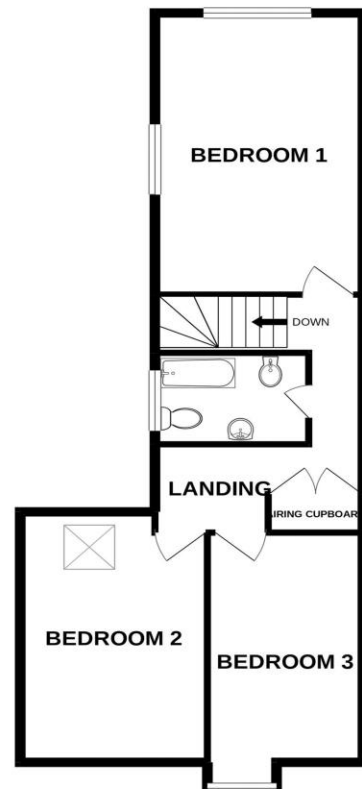
"Step inside and see the space available" With stunning UNSPOILT COUNTRYSIDE AND HAPPISBURGH LIGHTHOUSE VIEWS, this home offers the best of living in the countryside and coast. With accommodation that is FAMILY FRIENDLY, offering space throughout and presented to a high standard. There is a GARDEN BACKING ONTO FIELDS, lots of parking and a short walk to the beach.



GROUND FLOOR



1ST 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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Stalham Office (01692) 531400

142 High Street, Stalham, Norfolk, NR12 9AZ

Email: sales@trettphillipsresidential.co.uk

Website: www.trettphillipsresidential.co.uk

