



**STOBART
& HURRELL**

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33 St. Nicholas Way, Potter Heigham, Norfolk, NR29 5LG

A detached bungalow, ideal as a family home or for a couple looking to relocate to single storey living with room for visiting friends and family. Located in the picturesque river side village of Potter Heigham, close to local amenities that include a post office, village hall, chip shop and public houses.

The village itself sits atop the northern bank of the River Thurne with navigational access to Hickling Broads, Heigham Sounds and the Horsey Mere waters providing access to an abundance of recreational attractions with two national nature reserves, the long-distance Weaver Way Walk as well as the near sandy beach of Horsey, popular with seal watchers.

Set back and screened from the road by natural hedging, the property is approached over a shingle driveway providing ample off-road parking and access to a garage. To the rear, timber decking extends away to a neatly maintained lawn garden, with storage sheds, field views and mature shrubs.

Well-presented throughout the property enters at the side into a hallway where separate internal doors lead into a galley style kitchen, a family bathroom, three bedrooms and a lounge dining room with feature fireplace and double doors that lead out to a conservatory, where there is access to the rear garden.

If you are looking for an escape to the country to enjoy gentle recreation and relaxation on the sedate banks of the Broads or nearby Norfolk coastline both lie within easy reach, or slightly further afield a twenty-minute car journey will take you to the capital city of Norwich with its excellent shopping, restaurants and historical interest.



Detached



Bungalow



Older



1 Bathroom



2 Receptions



2 Bedrooms



Tax Band B

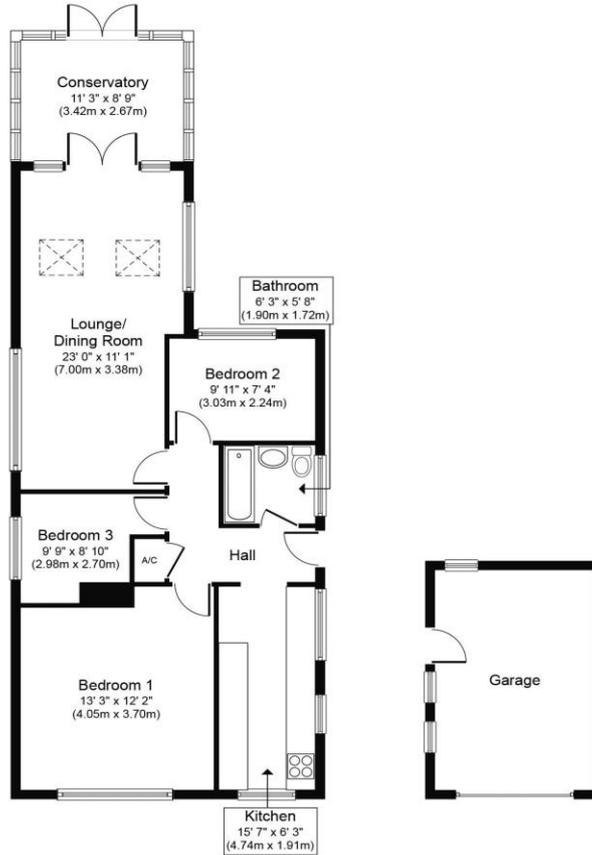


Off-Road
Parking



Garage





Approximate Floor Area
890 sq. ft.
(82.7 sq. m.)

Garage
Approximate Floor Area
172 sq. ft.
(15.9 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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