



7 Orchard Drive, Potter Heigham

£475,000 Freehold

Introducing to market this well-presented 4-bedroom detached house offers a spacious and versatile living environment, spanning over 1200 square feet. Perfectly positioned in a popular village setting and brimming with potential, this detached house presents a unique opportunity to create a dream home tailored to your individual needs and preferences. With its convenient location and array of features, this property truly epitomises modern living at its finest.

Location

Located in the heart of the Norfolk Broads, Orchard Drive, Potter Heigham offers the perfect blend of countryside charm and waterside tranquility. This sought-after village is renowned for its scenic waterways, making it a haven for boating enthusiasts and nature lovers alike. Just a short walk from the famous Potter Heigham Bridge and local amenities, the property enjoys easy access to riverside pubs, independent shops, and the stunning landscapes of the Broads National Park. With beautiful walking trails, rich wildlife, and the golden beaches of the Norfolk coast just a short drive away, this location provides an idyllic setting for both relaxation and adventure.



Orchard Drive

Upon approaching the property, the expansive driveway greets you, providing ample off-road parking for multiple vehicles along with the added convenience of a garage. Positioned in a sought-after area, this home is just a short walk away from the historic Potter Heigham Bridge and local amenities, offering a perfect blend of tranquillity and convenience.



Stepping inside, you are welcomed into a bright and airy hallway that branches out to four reception rooms, each offering distinct possibilities for customisation to suit your lifestyle. To the left of the entrance, the first spacious reception room provides an inviting space for relaxation or entertainment. Continuing through the hall, you'll find a dining room, another reception room, the living room, and a well-appointed kitchen, offering a seamless flow for every-day living. The ground floor is completed with a convenient wet room and a rear lobby providing access to the generously sized rear garden, enclosed by fencing for privacy and security.

Upstairs, four spacious bedrooms await, exuding comfort and privacy for all occupants. The main bedroom is further enhanced by the presence of an ensuite, providing a touch of luxury and practicality. A family bathroom on the first floor ensures convenience for all family members and guests.

In addition to its charming interior, this property boasts a generously sized rear garden offering a blank canvas for outdoor enjoyment and relaxation. Whether it's gardening, entertaining, or simply unwinding in the fresh air, the possibilities are endless.

Agents Notes

We understand this property will be sold freehold, connected to all main services.

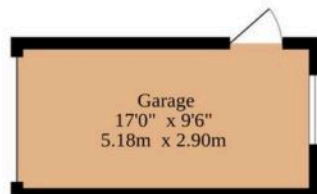
We are aware of subsidence in the property.

Council Tax band: E

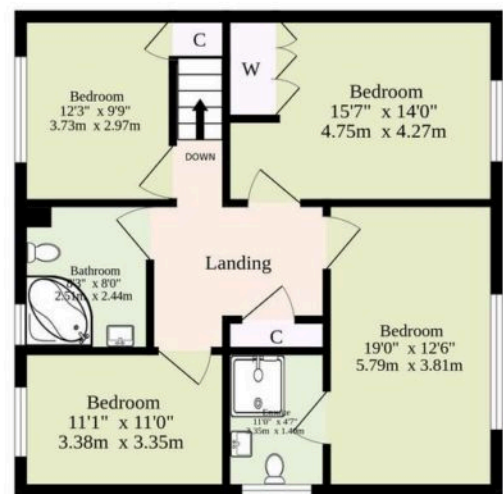
Tenure: Freehold



Ground Floor
1427 sq.ft. (132.6 sq.m.) approx.



1st Floor
935 sq.ft. (86.9 sq.m.) approx.



Sqft Includes Garage

TOTAL FLOOR AREA : 2362 sq.ft. (219.4 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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