

4 Bower Close, Potter Heigham

£450,000 - £475,000 Freehold

Discover a refined family home offering space, style, and a peaceful setting on the edge of the Broads. This impressive four-bedroom detached residence features thoughtfully designed interiors, generous reception areas, and a beautifully landscaped garden, making it a superb choice for growing families or those who love to entertain. The current owner has added their own touches to this family home, which they have cherished since purchasing it, creating a warm and inviting atmosphere throughout.

Location

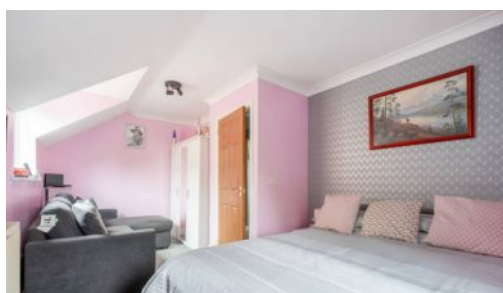
Potter Heigham is a charming village situated in the Norfolk Broads, in the east of England. It lies along the River Thurne, providing easy access to the renowned Norfolk Broads network of waterways. The village is known for its picturesque setting, historic bridge, and traditional pubs, making it a popular destination for boating, fishing, and leisure activities.

Potter Heigham is approximately 12 miles northeast of the town of Great Yarmouth and about 20 miles east of Norwich, offering a peaceful rural lifestyle with convenient access to larger towns and amenities.



Bower Close

Entering the welcoming abode, residents are greeted by laminated flooring that extends through to an array of reception areas. The generously proportioned lounge exudes warmth with wood-effect laminate flooring, a charming brick fireplace, and direct access to a light-filled conservatory overlooking the garden.



The kitchen has been fully modernised, featuring a suite of wooden units, a sink and drainer, and top-of-the-line appliances, including a built-in oven with a ceramic hob.

The master bedroom offers a private area, complete with built-in wardrobes and an ensuite bathroom featuring a shower cubicle and tiling. Further bedrooms are fitted with plush carpets, radiators, and ample storage, ensuring both comfort and functionality for all occupants. The contemporary family bathrooms have been thoughtfully upgraded, offering convenience alongside style. Abundant natural light suffuses each room through the recently installed double-glazed windows, magnifying the sense of space and tranquillity within the home.

Outside, the front of the house is accessed via a brick weave driveway that offers parking and leads to the garage, as well as the entrance door. The rear garden is secluded and neatly maintained, featuring a large pond and expansive lawn area, creating an ideal outdoor space for relaxation and family activities.

Agents Note

We understand the property is sold freehold.

The property is connected to mains water, gas, and electric, with the oil tank recently updated, and has oil central heating.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

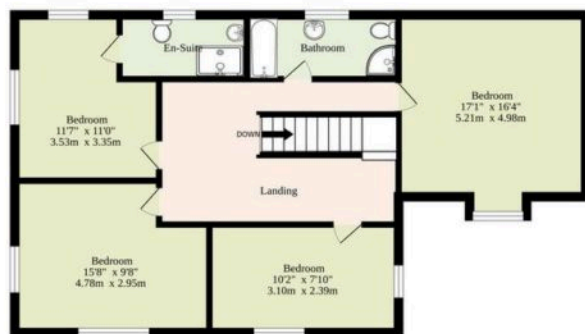
EPC Environmental Impact Rating: E



Ground Floor
633 sq.ft. (58.8 sq.m.) approx.



1st Floor
633 sq.ft. (58.8 sq.m.) approx.



Sqft Excludes Bathrooms & Hallways

TOTAL FLOOR AREA : 1266 sq.ft. (117.6 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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