



1 Orchard Drive, Potter Heigham  
£550,000



# 1 Orchard Drive

Potter Heigham, Great Yarmouth

Set proudly on an expansive one-third acre plot (stms), this exceptional detached residence offers a rare opportunity to embrace family-oriented living in a peaceful and private setting. From the moment you step inside, the home impresses with its bright, welcoming interiors and thoughtfully designed layout—featuring multiple reception rooms, a ground-floor bedroom, and a stunning open-plan kitchen/dining space with high-end finishes and French doors leading out to the garden. Perfectly tailored for entertaining, relaxing, or multigenerational living, the accommodation is spacious and flexible throughout. The large, south/west-facing garden is a true outdoor sanctuary, complete with a 50ft decked terrace, a laid to lawn, and a variety of charming lifestyle additions such as a greenhouse, chicken run, and pond. With off-road parking for up to 10 vehicles, a utility room, garage access, and a beautiful four-piece family bathroom with a roll-top bath, this home effortlessly combines comfort, style, and versatility—ideal for those seeking refined living without compromise.







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### Location

Orchard Drive is a quiet residential cul-de-sac located in the heart of Potter Heigham, a picturesque Norfolk Broads village known for its historic bridge and riverside charm. The area is well-served for daily needs, with local amenities including a convenience store, a well-stocked department shop (popular with visitors and locals alike), and several cafés and small eateries within walking distance. Families benefit from access to reputable primary education in nearby Ludham and Martham, with secondary schools such as Flegg High Ormiston Academy just a short drive away. Healthcare facilities, including GP surgeries and pharmacies, are accessible in surrounding villages like Ludham and Martham, ensuring residents are well-supported.

Public transport is available via local bus routes connecting Potter Heigham to larger hubs such as Great Yarmouth and Norwich, while nearby railway stations in Acle and Wroxham offer further links across the region. Nestled in a peaceful setting yet close to essential services and transport links, Orchard Drive offers a balanced lifestyle in one of Norfolk's most scenic locations.







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From the moment you enter, you're greeted by a bright and welcoming entrance hall, where natural light and soft finishes set the tone for the rest of the home. Off the hallway, a stylish three-piece shower room adds convenience for guests.

At the heart of the home is a stunning open-plan kitchen and dining room, designed for both everyday living and memorable entertaining. Finished with high-quality cabinetry, a range-style cooker, integrated dishwasher, and a central island. French doors extend the living space outdoors, opening directly to the expansive garden—perfect for summer gatherings and sunset dining. Adjacent is a functional utility room, fully equipped with provisions for laundry, an integrated fridge/freezer, and a convenient WC, keeping daily life effortlessly organised and tidy.

The formal dining room, currently configured as a dedicated space for hosting, offers French door access to the garden, creating an effortless transition between indoor and outdoor entertaining. For more relaxed moments, the generously proportioned sitting room with a charming bay window and a wood-burning stove invites you to unwind in comfort. This space flows into a versatile playroom or office, perfect for remote work, creativity, or for hobbies. The ground floor also hosts a flexible bedroom—ideal as a guest room, private study, or secondary lounge, offering adaptable options to suit your lifestyle.







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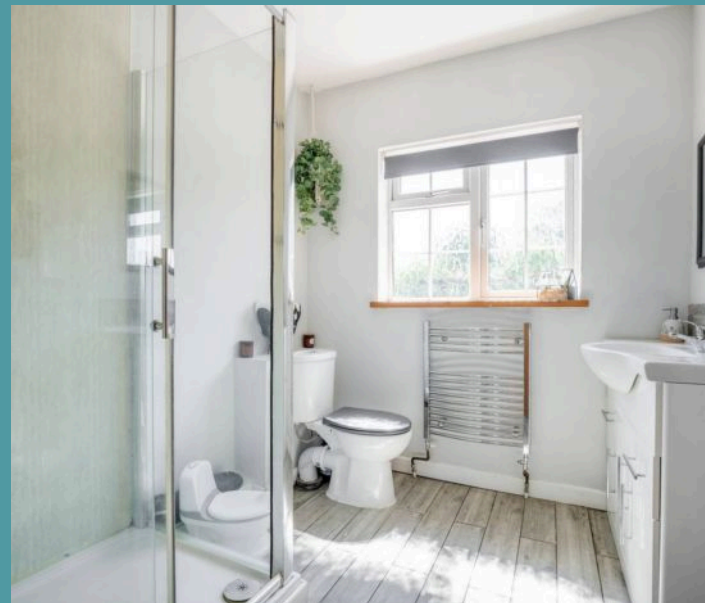
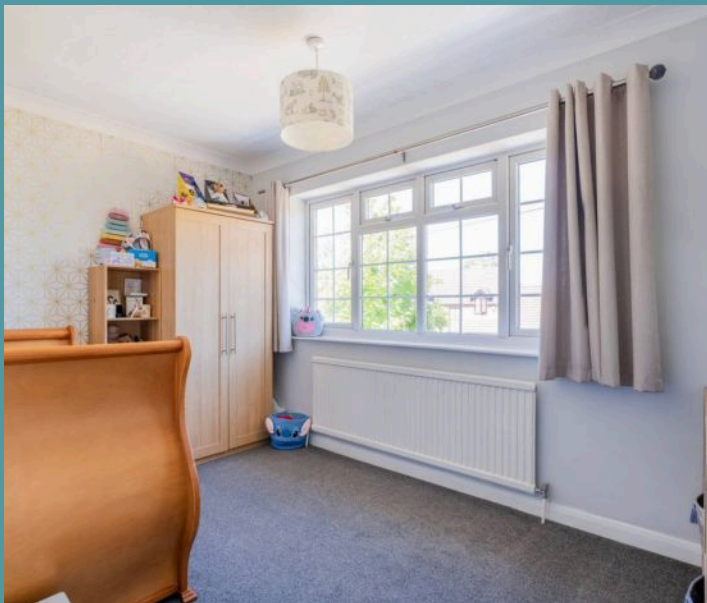
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Upstairs, four double bedrooms await, with those at the rear offering garden views. These peaceful spaces are perfect for relaxation, each offering comfort and privacy. A four-piece family bathroom adds to the indulgence, complete with a freestanding roll-top bath and modern finishes.

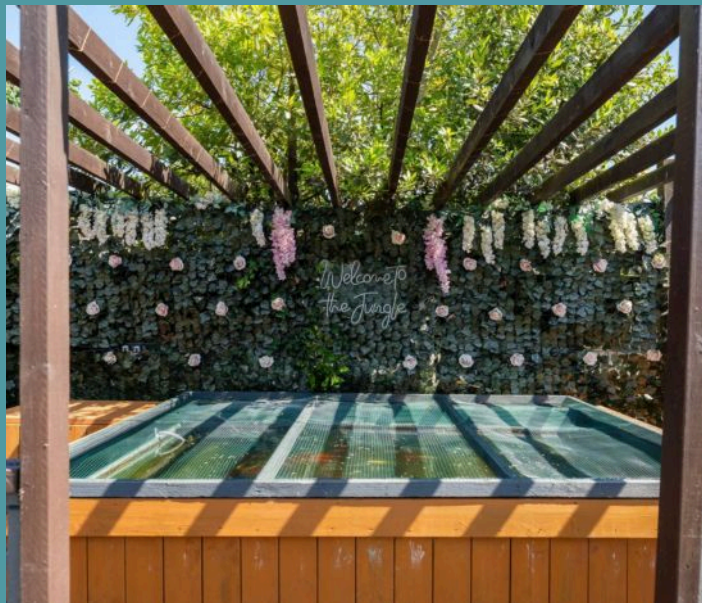
The south/west-facing garden is equally as appealing—impressively scaled and beautifully maintained. With a decked terrace (approx. 50 ft x 15 ft) for alfresco living, a laid to lawn, four timber storage sheds, a greenhouse for garden enthusiasts, a log store, chicken run, Avery, and a raised pond with a pergola above. To the front, an 'in and out' driveway offers off-road parking for up to 10 vehicles, framed by mature hedges. There's also side access to a garage, ideal for storage.

**Agents note**

Freehold







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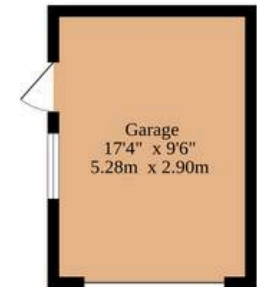
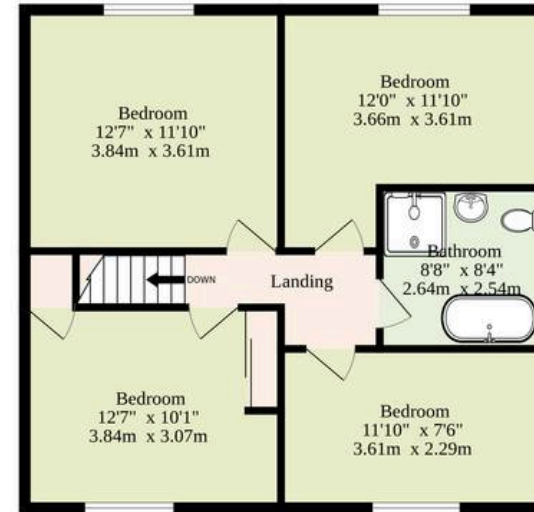
- Detached residence proudly positioned on a substantial size plot of approx. 1/3 acre (stms)
- Beautiful family home showcasing spacious and flexible accommodation, ready to adapt to your own preferences and style
- Open-plan kitchen/dining room equipped with quality cabinetry, a range-style cooker, an integrated dishwasher and a central island - featuring French doors that open out to the garden
- Living room that is currently utilised as a formal dining room, encouraging intimate family meals and gatherings
- Functional utility room with spaces for your laundry appliances, an integrated fridge/freezer and a WC
- Large sitting room accentuated by a bay window and a wood burner, opening into a playroom/office space, inviting relaxation and entertaining
- A versatile ground floor bedroom, with the option to be an office, a reception room or a guest room
- Four double first floor bedrooms offering comfort and privacy, complemented by a family bathroom, comprising of a contemporary four-piece suite with a roll-top bathtub
- Generous size garden that is south/west facing, complete with a decked terrace, a maintained lawn, four timber sheds, a log store, a greenhouse, Avery, a chicken run and a raised pond
- An 'in and out' driveway providing ample off-road parking for up to 10 vehicles and side access to a garage for storage options



Ground Floor  
1285 sq.ft. (119.4 sq.m.) approx.

1st Floor  
597 sq.ft. (55.5 sq.m.) approx.

Garage  
167 sq.ft. (15.5 sq.m.) approx.



Sqft Includes The Garage

**TOTAL FLOOR AREA : 2049 sq.ft. (190.4 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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