



## 6 School Common Road, Happisburgh

Guide Price £350,000 - £375,000



# 6 School Common Road

Happisburgh, Norwich

This stunning residence welcomes you with a charming open-plan snug area featuring a cosy log burner and green accents, seamlessly transitioning into a spacious kitchen flooded with natural light. With a versatile bedroom on the ground floor, utility room and internal garage access, convenience is paramount. Upstairs, the master bedroom with ensuite and two additional well-proportioned bedrooms ensure comfort for all residents, while outside, the large garden plot and ample driveway space cater to outdoor activities and parking needs, making it an ideal home for families.

## THE LOCATION

Nestled in the picturesque area of Happisburgh, School Common Road, NR12 offers an ideal beachside location perfect for families seeking a coastal lifestyle. With convenient bus links and a nearby post office, daily errands are easily managed. Additionally, the property is just a short drive away from the beach, providing endless opportunities for seaside leisure. Families will appreciate the proximity to schooling options, making it a well-rounded location for both convenience and enjoyment.





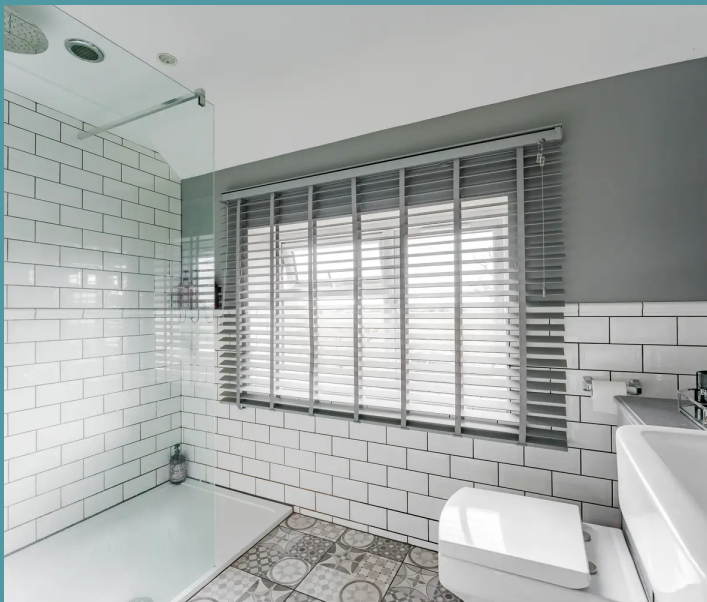


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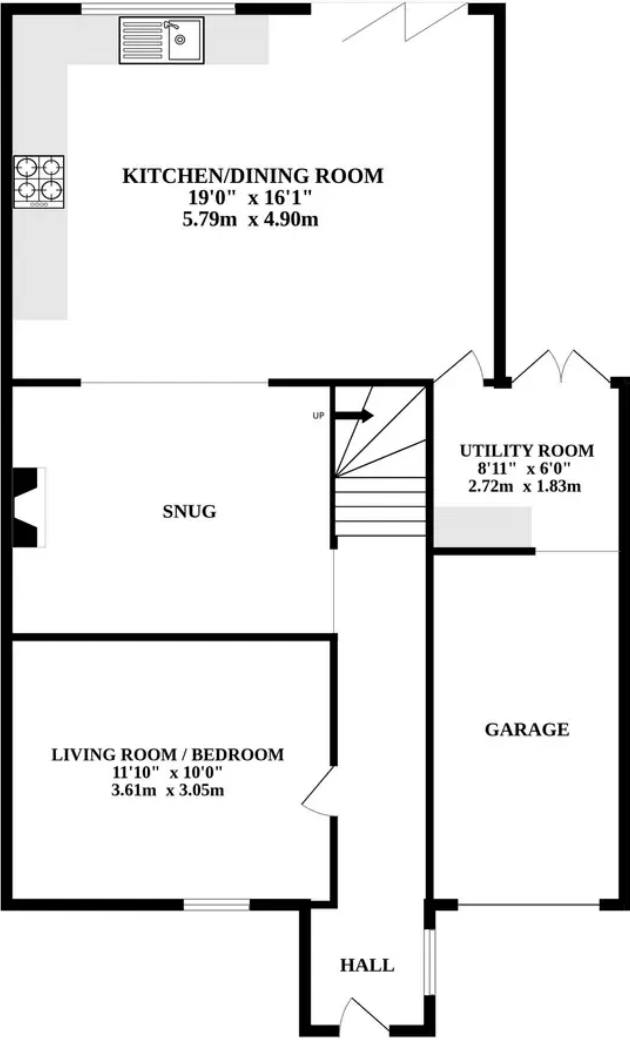
### THE PROPERTY

Upon entering the residence, you are greeted by a gorgeous open-plan snug area adorned with a charming log burner, creating a cosy ambiance perfect for relaxing evenings or intimate gatherings. The green theme throughout this space enlivens the area, while offering an inviting atmosphere. The snug area seamlessly transitions into the spacious kitchen, featuring ample cupboard space, bi-fold doors that flood the room with natural light and a skylight that adds an airy feel to the space. The ground floor of the property also includes a versatile bedroom that can alternatively be utilised as an additional reception room, providing flexibility to cater to various lifestyle needs. A utility room and internal access into the garage offer convenience and practicality for day-to-day living.

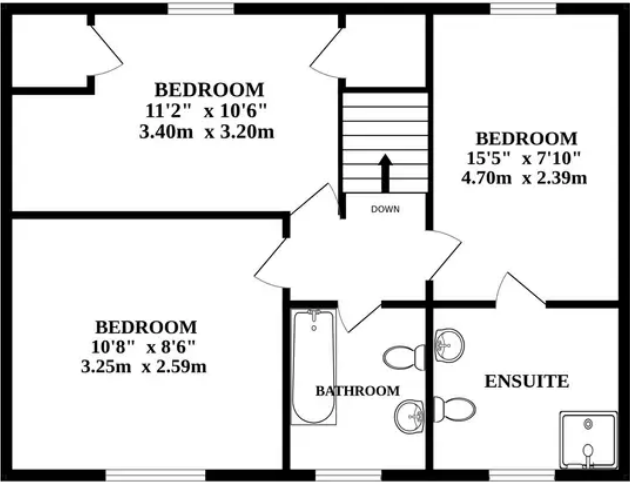


Ascending to the upper level, the property reveals a master bedroom complete with an ensuite shower room, providing a private space for relaxation and rejuvenation. Two additional well-proportioned bedrooms share a modern bathroom, ensuring every family member or guest enjoys comfort and convenience.

GROUND FLOOR



1ST FLOOR







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Outside, the property boasts a large garden plot sectioned into two halves, featuring a sprawling lawn that offers endless possibilities for outdoor activities and recreation. The property also benefits from a sufficient driveway capable of accommodating multiple cars, ensuring parking is never an issue for residents or visitors.

### AGENTS NOTE

We understand this property will be sold freehold connected to mains water, electricity and drainage.

Oil Central Heating

Council Tax Band - A

For more information please contact the Wroxham Branch

