



Wythop House School Road, Potter Heigham

Great Yarmouth



Minors & Brady

Wythop House School Road

Potter Heigham, Great Yarmouth

Framed by the beauty of Potter Heigham, this detached family home offers generous proportions and contemporary upgrades throughout, set within a quiet, non-estate location. Recently refurbished, the property features four double bedrooms, including a principal suite with built-in wardrobes and a modern ensuite, a bright sitting room with a front-facing bay window, and a flexible study ideal for professional use. At the centre of the home, a spacious open-plan kitchen, dining, and family area is equipped with a brand-new kitchen, central island, and integrated appliances, with bi-fold doors opening directly onto a private garden. The exterior includes a raised patio, lawn, shingled area, brick-weave driveway, double garage, and a meticulously maintained front garden, creating a home that is ready for immediate occupation and adaptable to modern family life.



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- Positioned in a quiet, non-estate location in the sought-after Norfolk village of Potter Heigham, this detached residence is an exceptional family home
- Turn-key condition, with recent upgrades and a spacious layout that can easily adapt to your own lifestyle preferences and interior style
- Recent upgrades include new flooring throughout, a boiler, oil tank, freshly plastered and nicely decorated
- Kerb appeal with a maintained front garden, new double-glazed windows, a brick-weave driveway providing off-road parking and a double garage for storage use
- Internal double doors opens into a large sitting room accentuated by a front-facing bay-window, with access into a flexible study that is suitable for someone that works from home
- At the core of the home is an open-plan kitchen/dining/family room that creates an effortless flow for everyday living and entertaining, with bi-fold doors that opens out to the patio
- Brand-new kitchen equipped with gloss cabinetry, quality worktops, a full-range of integrated appliances and a central island for casual dining
- Four double bedrooms offering the utmost comfort and privacy, one of which is a principal bedroom complemented by built-in wardrobes and a private ensuite
- A private garden featuring a new raised patio for seating arrangements, a laid to lawn and a shingled area for children's play equipment or a storage shed/summerhouse if preferred
- Easy access to village amenities, Hickling broad for scenic walks, the Norfolk coast and the nearby towns of Stalham and Wroxham



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Potter Heigham

School Road lies in the heart of the picturesque Norfolk village of Potter Heigham, known for its historic charm and riverside setting along the River Thurne. The road sits within easy walking distance of the village centre, which offers a small selection of local amenities, including a convenience store, a traditional butcher, a village pub, and a café, providing a quiet but self-sufficient community feel.

For families, St. Nicholas' Church of England Primary School and Catfield Primary School are within a short drive, with secondary education accessible in nearby Beccles or Great Yarmouth. Transport connections are convenient for a rural location: the village is close to the A149 coast road, linking to the northern Norfolk coastline, including Happisburgh and Cromer, while the nearest rail stations at Great Yarmouth and Stalham offer broader access to Norwich and beyond.

Potter Heigham is also well placed for exploring nearby market towns such as Stalham, Wroxham, and Hoveton, each offering additional shops, leisure facilities, and community events. Life on School Road combines the peacefulness of riverside village living with easy access to local amenities, scenic countryside walks, boating on the Norfolk Broads, and the sandy beaches of the north Norfolk coast, making it an appealing location for families, retirees, or those seeking a slower pace of life without feeling isolated.



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Situated in a quiet, non-estate location within the highly desirable Norfolk village of Potter Heigham, this detached home represents a rare opportunity for discerning buyers. Presented in turn-key condition, the property has undergone recent upgrades and offers a spacious, flexible layout, ready to accommodate a variety of lifestyle preferences and interior styles.

The property enjoys excellent kerb appeal with a meticulously maintained front garden, a brick-weave driveway providing off-road parking, and a double garage offering versatile storage solutions. Newly installed double-glazed windows enhance both the aesthetic and energy efficiency of the home.

Upon entering, a bright and airy entrance hall creates an immediate sense of welcome. A convenient WC and a newly fitted utility room provide practical functionality, while the space is ideal for outdoor wear and storage. The sitting room features a front-facing bay window, delivering natural light and an inviting atmosphere, perfect for relaxation or entertaining. Adjacent, a versatile study offers a dedicated workspace suitable for modern home-working requirements.

At the core of the home lies a 30ft open-plan kitchen, dining, and family area. The brand-new kitchen is fitted with high-gloss cabinetry, quality work surfaces, a full complement of integrated appliances, and a central island for casual dining. Bi-fold doors open seamlessly onto the patio, establishing an elegant setting for summer entertaining and outdoor gatherings.



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Four double bedrooms provide exceptional comfort and privacy. The principal bedroom is complemented by built-in wardrobes and a private ensuite featuring new contemporary fixtures and fittings. A family bathroom, finished to a high standard, includes a new modern three-piece suite.

Outside, the private rear garden has been thoughtfully designed to accommodate both relaxation and recreation. A new raised patio offers an inviting space for outdoor dining or morning coffee, while the lawned area provides a safe, open space for children to play. A shingled section creates further versatility, perfect for a storage shed, summerhouse, or additional play equipment.

This residence is a complete family home, fully upgraded and ready for immediate occupation. With spacious interiors, flexible living areas, and carefully considered exterior space, it offers both comfort and practicality in one of Norfolk's most desirable villages.

Agents Notes

Freehold

Connected to mains water, electricity and drainage.

Oil central heating system.

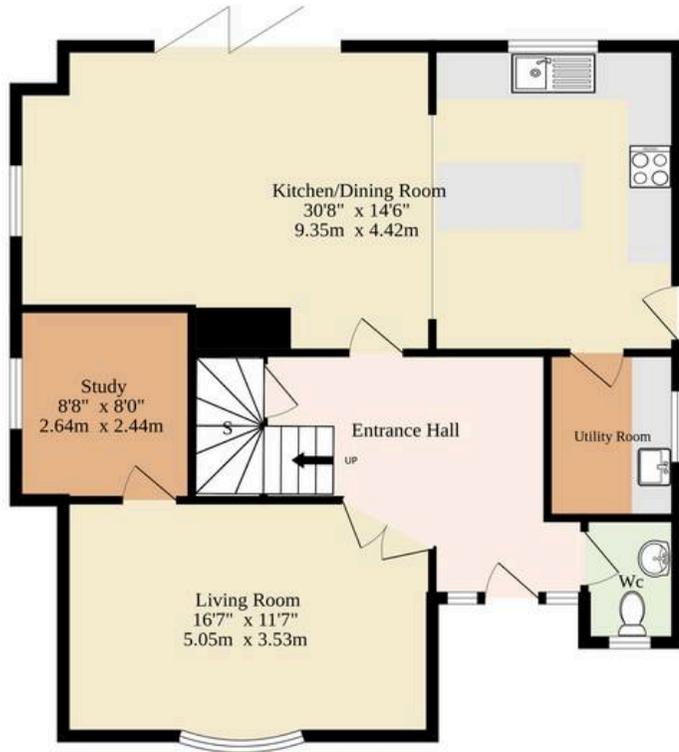
New boiler and oil tank.

Neighbours have right of way over the properties driveway.

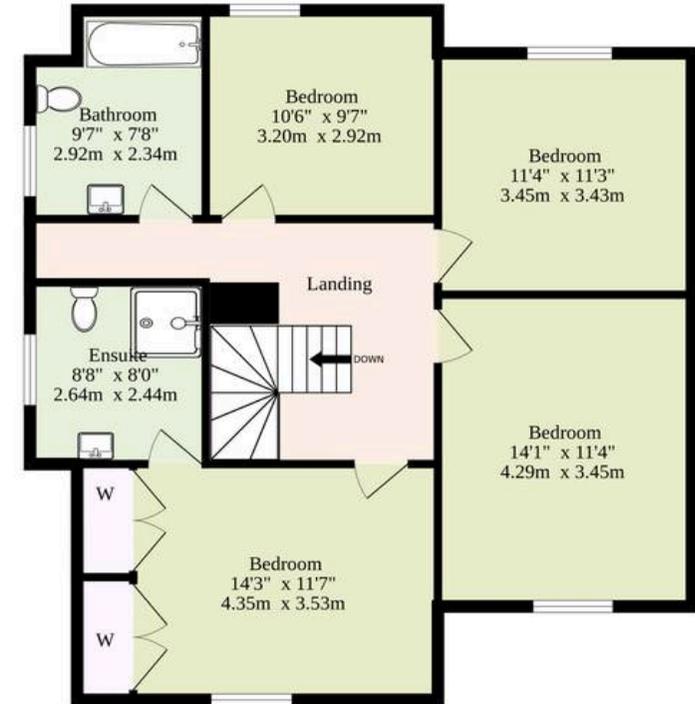


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Ground Floor
1063 sq.ft. (98.8 sq.m.) approx.



1st Floor
870 sq.ft. (80.8 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 1933 sq.ft. (179.6 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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Meet *Sarah*
Senior Property Consultant



Meet *James*
Property Consultant



Meet *Lauren*
Property Consultant

Minors & Brady
Your home, our market

 caister@minorsandbrady.co.uk

 01493 806188

 48 High Street, Caister-on-Sea, Great Yarmouth, NR30 5EH

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