



Weavers Croft Mill Road, Potter Heigham

Great Yarmouth



Minors & Brady

Weavers Croft Mill Road

Potter Heigham, Great Yarmouth

Set within the heart of Potter Heigham, this detached bungalow offers a calm and well-balanced way of life, just moments from the Norfolk Broads and the surrounding network of waterways and countryside walks. The property sits on a generous plot, with light-filled living spaces and a layout that works comfortably for both day-to-day living and time spent with family or guests. The conservatory and wrap-around garden create a natural extension of the home, offering space to sit, entertain or simply enjoy the setting throughout the seasons. With practical additions such as a utility room, ample parking and energy-efficient upgrades already in place, it presents a home that is both easy to manage and ready to enjoy, making it an appealing option for those looking to settle into village life without compromise.

Agents Notes

Freehold

Connected to mains water, electricity and drainage.

Air source heat pump.



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Weavers Croft Mill Road

Potter Heigham, Great Yarmouth

- Proudly positioned in the heart of the scenic Norfolk broads, in the beautiful village of Potter Heigham, lies this detached bungalow that sits on a generous plot
- RHI payments to the owner of the property up until 2027 (Renewable heat incentive)
- Brand-new radiators and copper pipes when the air source heat pump was installed
- Kitchen fitted with wall and base cabinetry, an integrated oven, space for a dishwasher and a breakfast bar unit/table if required
- Comfortable living room accentuated by a brick-built fireplace with an inset wood burner, creating a warm and cosy environment for relaxation
- Light-filled conservatory that extends the reception space, whilst offering views of the wrap-around garden
- Four lovely-sized bedrooms offering comfort and privacy, with a principal bedroom benefiting from a private en-suite shower room
- Shower room comprising of a classic three-piece suite, including a new double shower cubicle, a hand wash basin and a toilet
- A low-maintenance, wrap-around garden that is mainly shingle, with seating areas, established beds, a greenhouse and multiple timber sheds
- A large brick-weave driveway providing ample off-road parking and a garage for storage use



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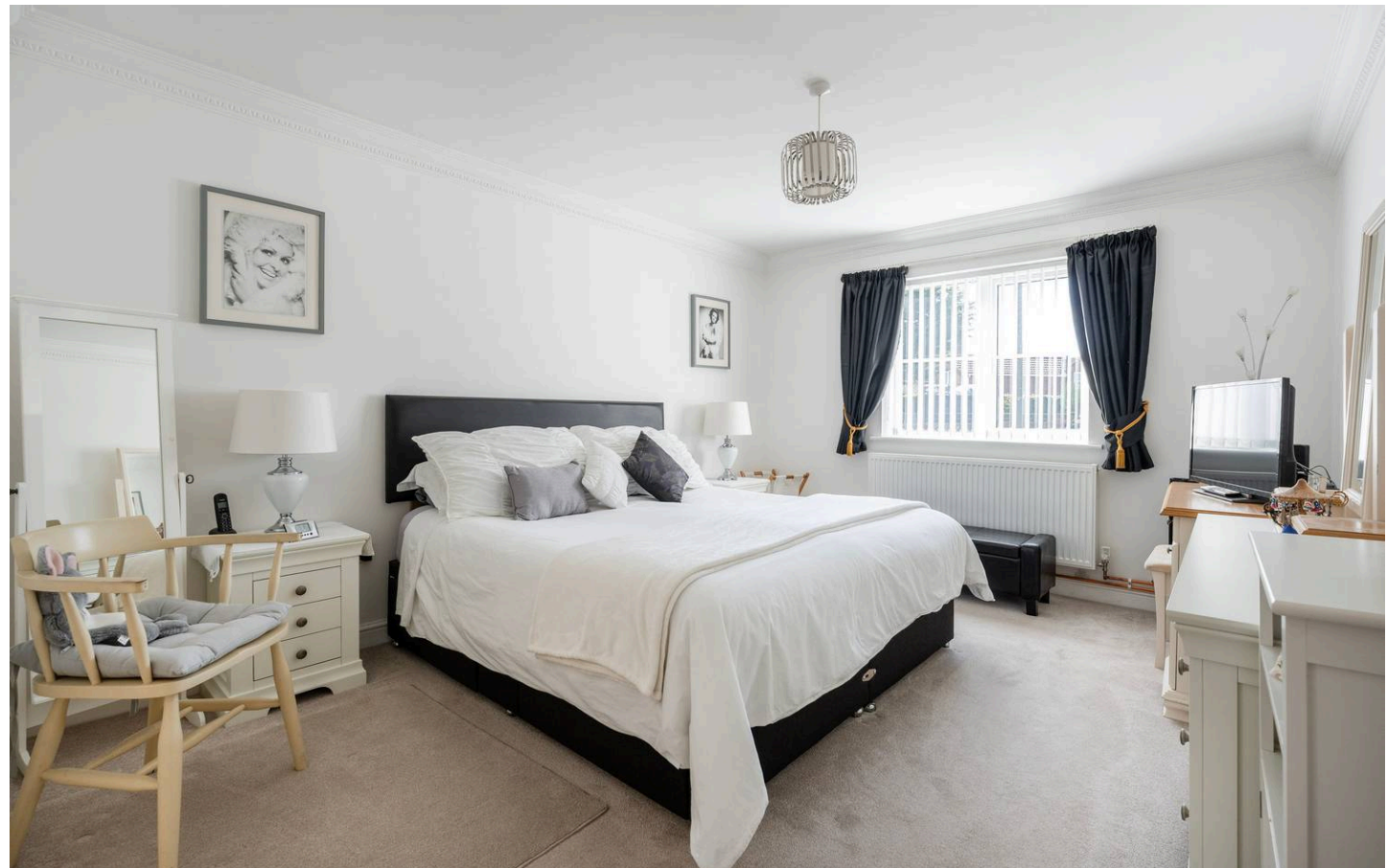
Potter Heigham

Mill Road in Potter Heigham is a quiet, residential street that sits just a short walk from the River Thurne but slightly set back from the busiest parts of the village. The area has a distinctly rural feel, with open fields and patches of woodland nearby, giving a sense of space and privacy while still being part of the village community. The pace of life is relaxed, with the daily rhythm influenced by both local residents and seasonal boating traffic on the Broads.

For daily shopping and essentials, residents usually rely on Lathams, the village's main general store, which stocks groceries, household items, and practical goods. There is also a small convenience store and a few local independent shops, offering basic services and occasional local produce. For wider shopping, larger towns such as Stalham and Great Yarmouth are within a 20–30 minute drive. Local cafés and pubs provide opportunities for socializing, but the focus here is more on community gatherings than nightlife.

Families in the area can access primary education at nearby Martham Academy & Nursery or smaller village schools, while secondary students typically attend Flegg High Ormiston Academy or Stalham High School. School transport is straightforward but often requires a short drive or bus journey.

Transport links are modest: the village is best accessed by road, with the A149 connecting to Great Yarmouth, North Walsham, and other towns across the Broads. Public transport exists but is limited, making car ownership almost essential for commuting or errands.



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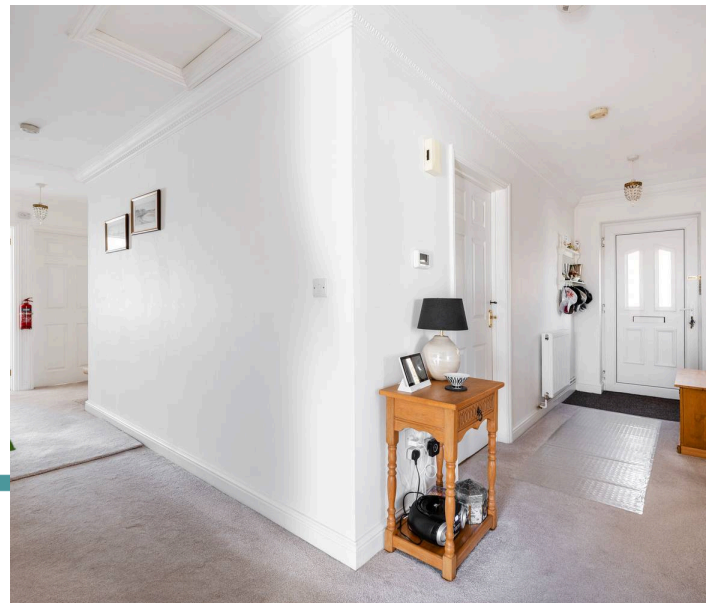
Weavers Croft Mill Road

Potter Heigham, Great Yarmouth

Proudly positioned in the heart of the scenic Norfolk Broads, within the well-regarded village of Potter Heigham, this detached bungalow occupies a generous plot in a notably quiet and peaceful setting. The property offers a well-balanced arrangement of accommodation, alongside thoughtful improvements and a strong sense of practicality, making it well suited to those seeking a relaxed lifestyle close to open countryside and waterways.

Set back from the road, the property is approached via a substantial brick-weave driveway, providing ample off-road parking for multiple vehicles. A garage with an electric door offers secure storage, while the overall setting allows for a comfortable degree of privacy. Access is gained to the side, where a light-filled lean-to creates a useful entrance space, ideal for coats, shoes and everyday items, before leading into a welcoming entrance hall.

The internal layout is straightforward and well considered. The kitchen is fitted with a range of wall and base units, incorporating an integrated oven and space for further appliances, including a dishwasher. There is also the option to introduce a breakfast bar or informal dining area, providing flexibility for both everyday use and casual dining. A separate utility room offers additional space for laundry appliances and supporting the practical needs of the home.



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The living room provides a comfortable and inviting main reception space, centred around a brick-built fireplace with an inset wood burner, creating a warm focal point. From here, the accommodation extends into a conservatory, which enhances the overall living space and allows for an abundance of natural light. This room enjoys views across the wrap-around garden and offers an additional area for sitting or entertaining throughout the year.

There are four well-proportioned bedrooms, each offering a comfortable level of space and flexibility for a range of uses. The principal bedroom benefits from a private en-suite shower room, while the remaining bedrooms are served by a family shower room. This is fitted with a three-piece suite, including a recently installed double shower cubicle, hand wash basin and WC, presented in a clean and practical style.

Externally, the garden extends around the property and has been designed with ease of maintenance in mind. It is predominantly laid to shingle, with a variety of seating areas positioned to make the most of the outdoor space. Established planting provides interest and structure, while a greenhouse and several timber sheds offer useful storage and potential for those with an interest in gardening.

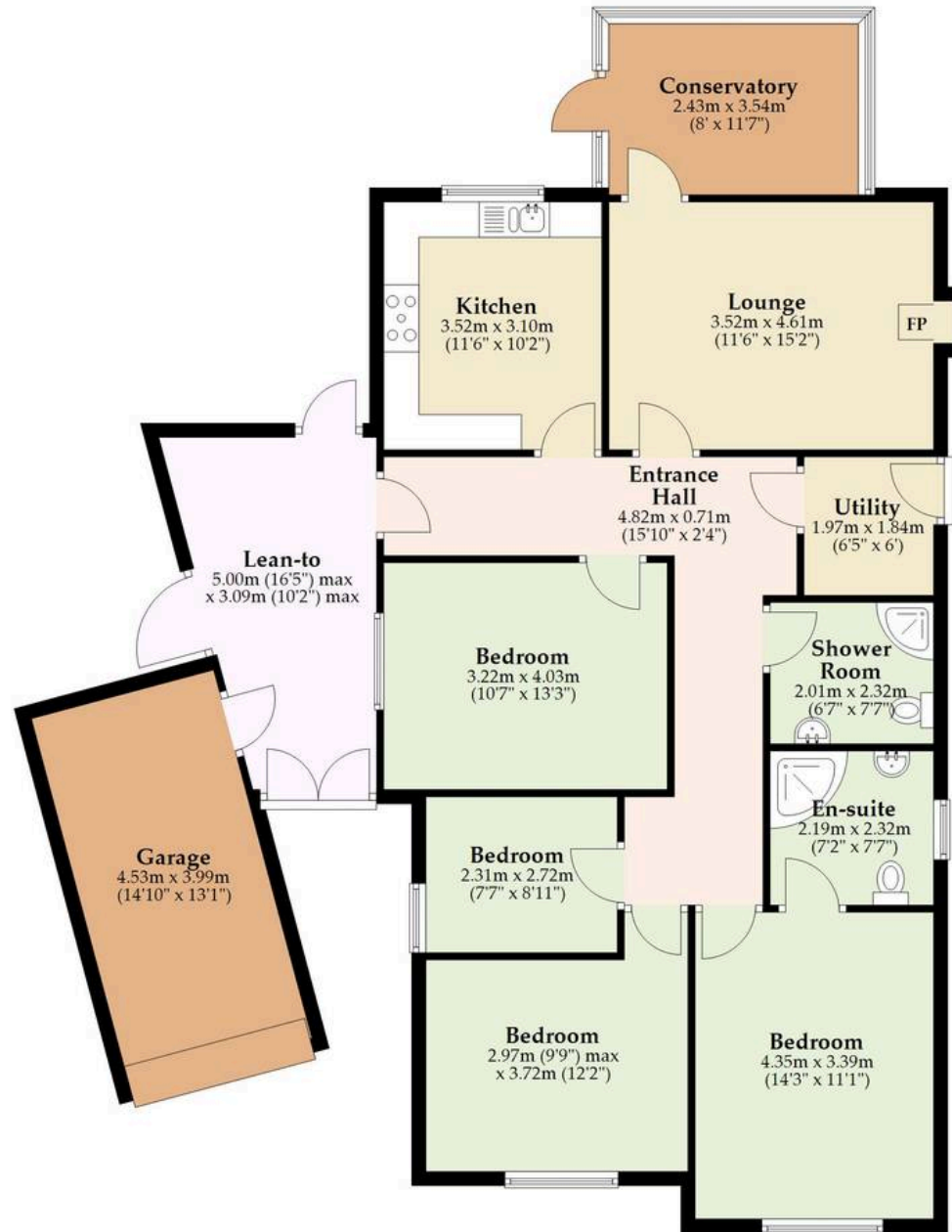
The property has been enhanced by the installation of an air source heat pump, with brand-new radiators and copper pipework fitted at the same time, supporting energy efficiency and modern living. In addition, Renewable Heat Incentive (RHI) payments are payable to the owner until 2027.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor

Approx. 128.2 sq. metres (1379.6 sq. feet)
(excluding Garage)



Total area: approx. 128.2 sq. metres (1379.6 sq. feet)

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.

Plan produced using PlanUp.

Dreaming of this home? Let's make it a *reality*.



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Senior Property Consultant



Meet *Dan*
Branch Partner



Meet *Lauren*
Property Consultant

Minors & Brady
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