



DOGGETTS LANE, CART GAP BEACH
£750,000 FREEHOLD

WATERSIDE
ESTATE AGENTS









DOGGETTS LANE, CART GAP BEACH, NORFOLK NR12 0QL

- A stunning sea front property
- Direct beach access
- Impressive panoramic sea views
- Spacious and versatile accommodation
- Plot extending to approximately 0.7 acres
- 3 double bedrooms and 3 bath/shower rooms
- High quality solid oak kitchen finished in slate and granite
- 35ft long garden room/games room
- Double garage - annexe potential

A jaw dropping beach front property with breathtaking panoramic sea views and private direct access down onto the unspoilt golden sands of Cart Gap Beach.

An immaculate, substantial and versatile property offering a truly stunning coastal position, a generous plot extending to approximately 0.7 acres and spacious accommodation that includes a large reception hall, generous living room with multi fuel stove and sea views, study, high quality solid oak kitchen finished in slate and granite with a comprehensive range of built in appliances, a sea facing master bedroom with a contemporary en-suite shower room, two further double bedrooms, a high end four-piece family bathroom and a massive 35ft long garden room/games room complete with a slate bed pool table and amazing views.

Further features include full UPVC sealed unit double glazing, extensive private parking and a double garage with adjacent shower room offering annexe or holiday letting potential, subject to planning permission.

ACCOMMODATION

Reception Hall

Large reception area with space for a staircase should a first floor extension be considered (subject to planning). Coved ceiling, large airing cupboard.



Kitchen/Breakfast Room: 15'7" x 14'1" (15'3" x 4'11")

High quality, sold oak, in frame style kitchen with granite worktops and an oak and slate topped island. Stainless steel sink, built-in Neff dishwasher, Miele oven and microwave, plate warmer, full length larder style fridge and freezer, coved ceiling and down lighters. Door to:

Rear Porch

Used as a part breakfast room, part utility room with plumbing for washing machine. Picture windows providing impressive sea views, glazed door to rear.

Living Room: 20'6" x 18'6"

Dual aspect with panoramic sea views, large multi fuel burning stove with brick fireplace and pamment tile hearth, coved ceiling.

Study: 11'9" x 9'11"

Window to front aspect, coved ceiling, bi-folding doors to

Garden Room/Games Room: 35'8" x 19'3"

A massive room, part conservatory, part games room ideal for entertaining, complete with bar area, slate bed pool table and juke box, Karndean flooring throughout, panoramic sea views as well as French doors out to the south facing front garden.

Master Bedroom: 19'1" x 11'4"

Sea views, coved ceiling, wall lights.

En-Suite Shower Room

High quality with walk in shower enclosure, w/c and wash basin. Fully tiled with fitted hairdryer and motion activated mirror. Heated towel rail, extractor fan, window to rear.





Bedroom 2: 15'3" x 11'7"

Window to side with sea view, coved ceiling and wall lights.

Bedroom 3: 11'9" x 8'4"

Window to front aspect looking out over the garden and the open countryside beyond. Coved ceiling.

Family Bathroom

High quality contemporary suite with a double ended bath, low level w/c, vanity wash basin, shower enclosure, wall mounted heater/towel warmer, window to front aspect, partially tiled walls, down lighters.

OUTSIDE

The property is approached via a five-bar gate leading to a concrete driveway providing ample off road parking and in turn leading to a Double Garage with power, light and two remote controlled roller doors.

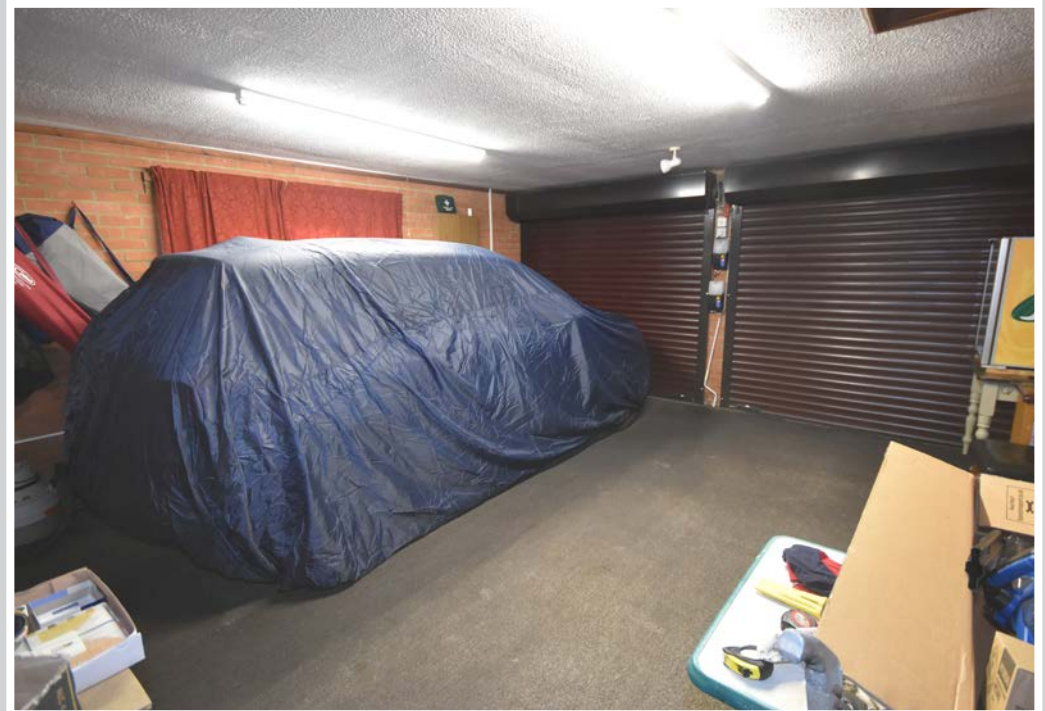
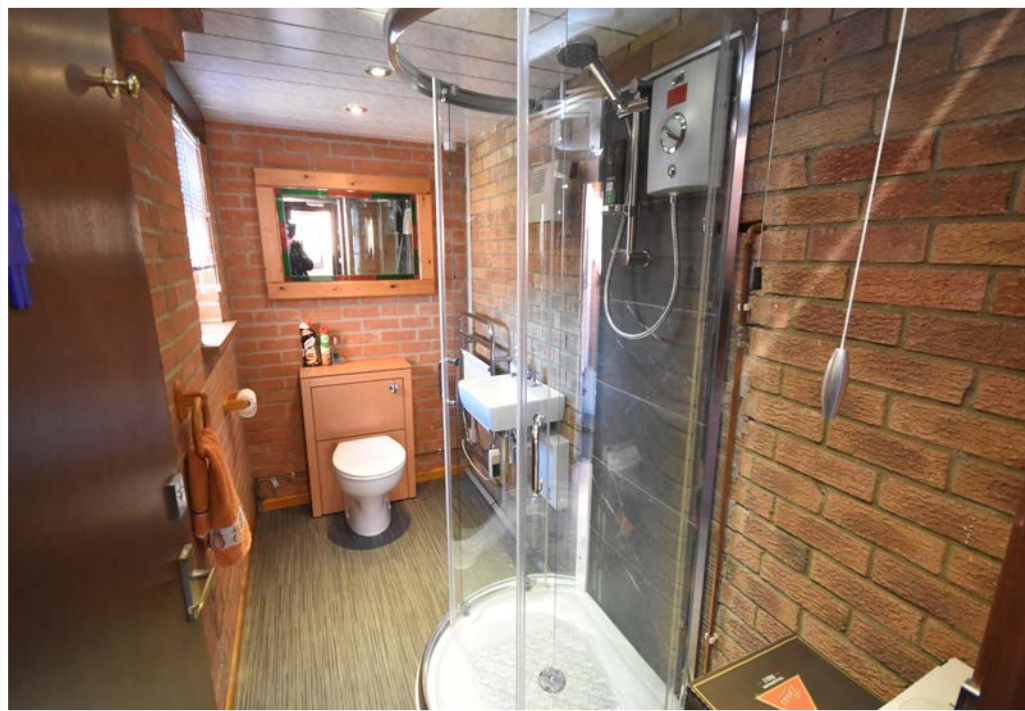
An entrance lobby leads to a shower room with low level w/c, wash basin and shower enclosure.

Clear potential exists for this to be converted into an annexe or perhaps a holiday letting unit, subject to the necessary planning approval.

In total, the garden extends to approximately 0.7 acres, laid mainly to lawn with a variety of mature shrubs. The plot is dominated by stunning panoramic sea views with the property enjoying a private gated access to a flight of concrete steps down to the sea wall and then onto Cart Gap Beach.

A truly impressive location.





ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains electricity, water and drainage

Heating: Electric, programmable radiators and night storage heaters.

ACCESS

A short distance along an unadopted roadway.

LOCATION

Set directly on Cart Gap Beach, an unspoilt and overlooked section of coastline between Happisburgh and Sea Palling. Close by is the Happisburgh Lifeboat Station with gift shop, and the well-regarded Smallsticks Cafe.

The well-served market town of Stalham is less than 5 miles away with North Walsham 10 miles, and Wroxham 12 miles away.

Whilst it is our intention that these sales particulars offer a fair and accurate account, they are provided for guidance purposes only and do not constitute part of any offer or contract.

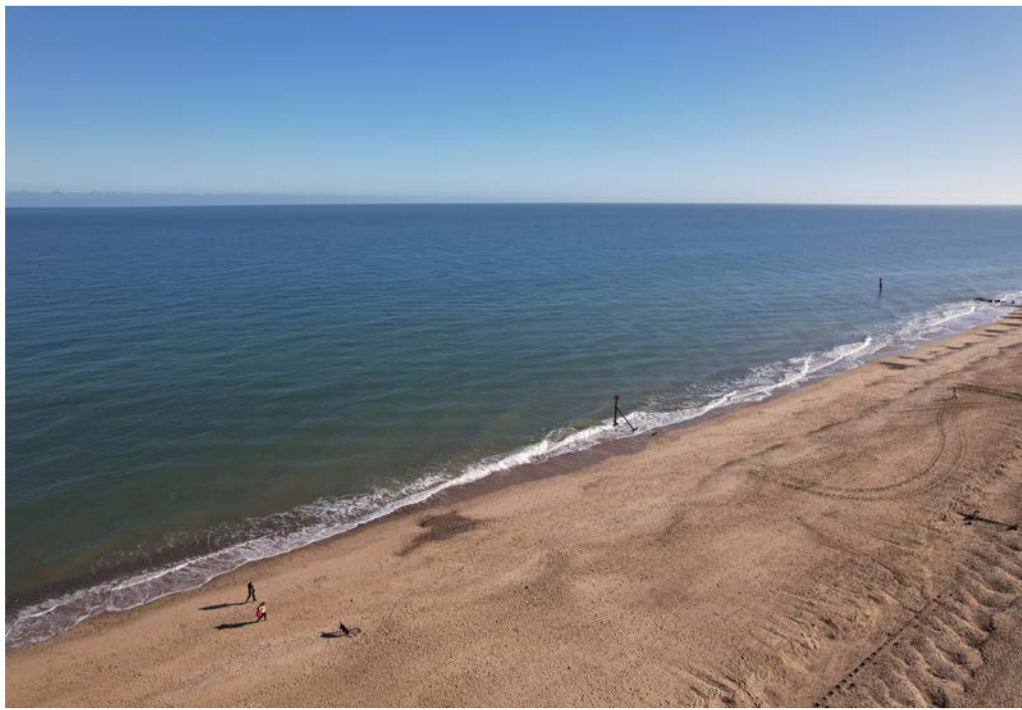
All measurements are approximate and we have not tested any equipment or services, and no warranty is given or implied that these are in working order.

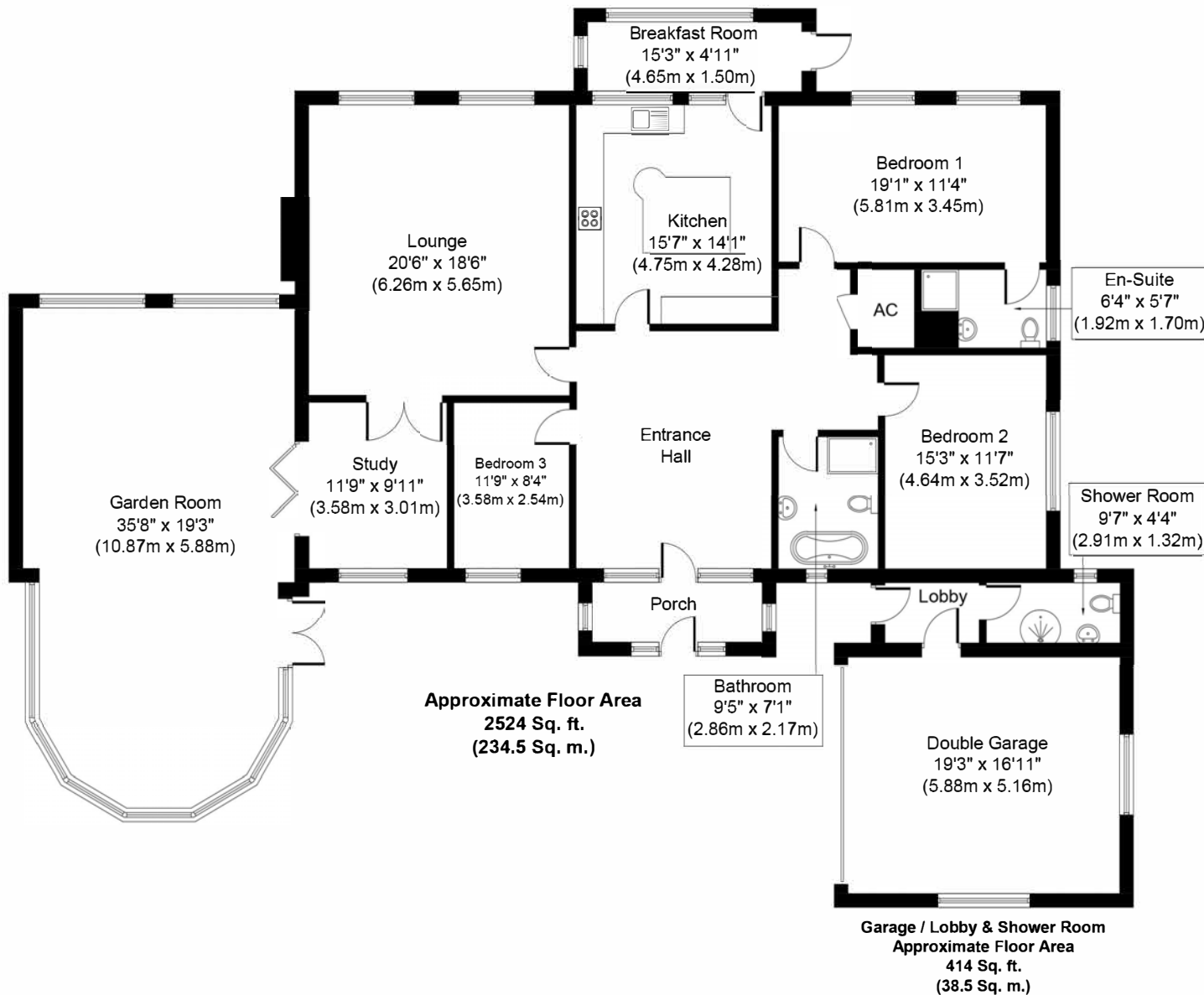
Prospective purchasers are advised to satisfy themselves by inspection or by further investigation via their solicitor or surveyor.











PLAN NOT TO SCALE
FOR GUIDANCE PURPOSES ONLY

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



BEACH →



WATERSIDE ESTATE AGENTS
Broads Haven, Potter Heigham, Norfolk NR29 5JD

Tel: 01692 670400
Email: sales@watersideestateagents.com
www.watersideestateagents.com