



## Wayside Cottage, Walcott Road, Bacton - NR12 0EX

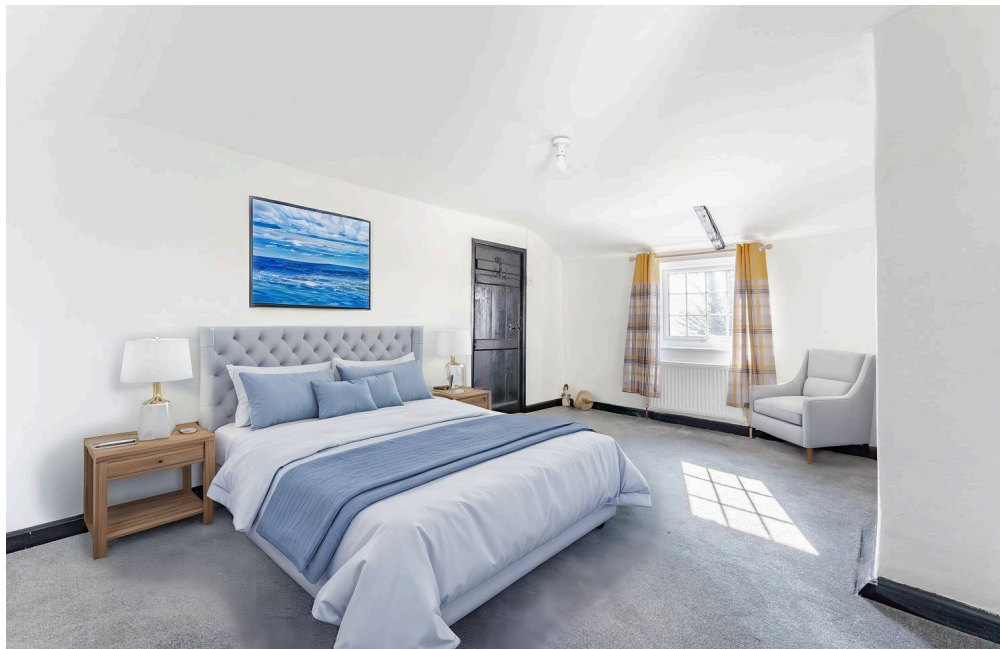
£270,000 Freehold

Introducing this charming three-bedroom detached cottage, located in a sought-after coastal area with no onward chain. Full of character, the home features exposed beams, working fireplaces, and tiled flooring throughout the ground floor. The inviting lounge boasts an inglenook fireplace with a cast iron multifuel burner, while the well-equipped fitted kitchen features a chimney breast with a feature bread oven and opens to a convenient utility area. A separate, light-filled dining room adds to the appeal, and a stylish family bathroom completes the ground floor. Upstairs, you'll find three generous bedrooms offering versatile space. Outside, a low-maintenance courtyard garden provides a great space for relaxation, while off-road parking ensures convenience. With easy access to the beach and local amenities, this delightful cottage is the perfect home for those seeking coastal living.



## Location

Walcott Road in Bacton is a coastal location known for its peaceful setting and easy access to the beach. Just a short stroll from the sea, it offers the chance to enjoy scenic walks, fresh sea air, and uninterrupted views. The village itself has a local shop, café and pub, with larger amenities available in nearby North Walsham. For those looking to explore, the Norfolk Broads and several nature reserves are within easy reach, making this an ideal base for coastal living or a second home. There's a strong sense of community in the area, and with regular bus links, it's well connected while still offering the slower pace of village life.



## Agents notes

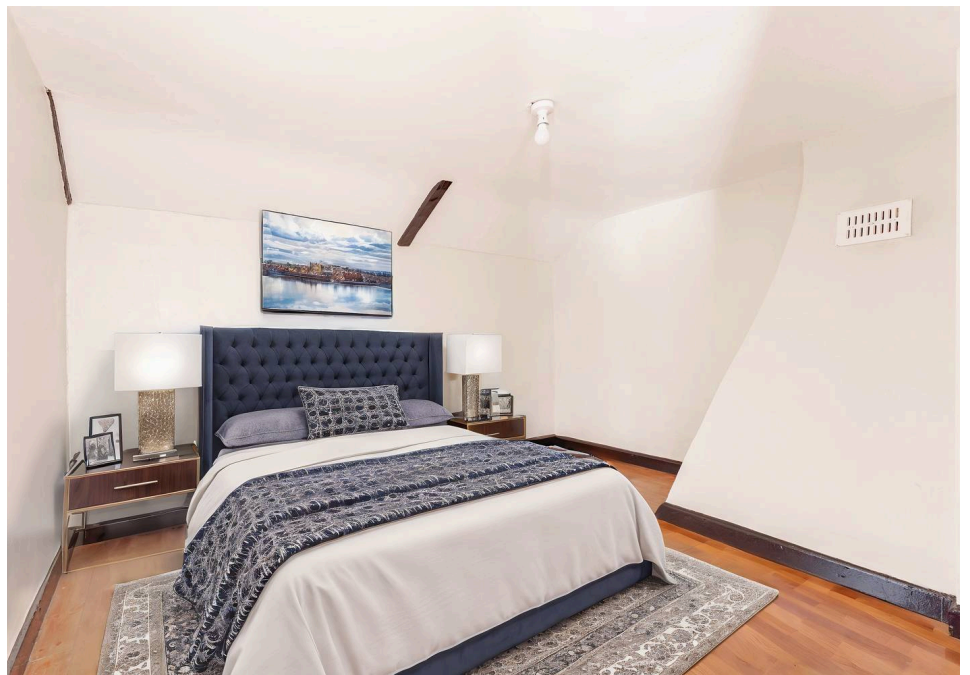
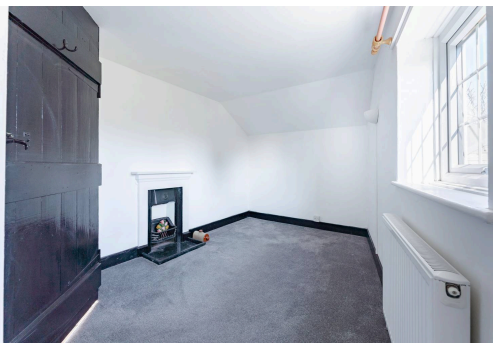
We understand that the property will be sold freehold, connected to mains services water, electricity and gas.

The property has a septic tank, and its maintenance is the property owner's responsibility.

Please note, some of the images in this listing are AI-generated for illustration purposes.

Heating system- Gas Central heating

Council Tax Band- B





## Walcott Road, Bacton

As you step inside, you're greeted by a bright and welcoming lounge, featuring a charming inglenook fireplace with a cast iron multifuel burner and a beam above. The exposed ceiling beams, wall lights, and serving hatch to the kitchen enhance the room's character, while the tiled flooring flows throughout the ground floor, tying the spaces together effortlessly.

The lounge leads effortlessly to a characterful kitchen with tiled splashbacks, stainless steel sink, freestanding cooker space, and a wall-mounted gas-fired boiler. The kitchen opens up to a utility area with fitted work surface and plumbing for a washing machine, providing convenient access to the decked garden area, perfect for outdoor relaxation.

Moving through, the property reveals a spacious dining room filled with natural light and a fireplace, ideal for hosting memorable gatherings.

Completing this floor is a stylish family bathroom, fully tiled, featuring a panelled bath with a shower over and a folding shower screen, providing both functionality and convenience.

Ascending to the first floor, you are welcomed by a landing with countryside views. Exposed floorboards and a loft access hatch add character to the space. There is also room for a small study area. The landing leads to three generously sized bedrooms, two of which are spacious doubles. The smaller bedroom, featuring its own fireplace, offers versatility, making it ideal as a guest room or study.

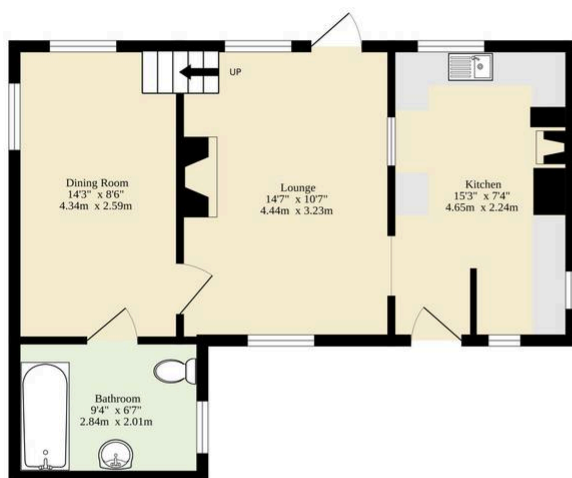
Additionally the property benefits from double glazing throughout.

Outside, the property features a low-maintenance rear courtyard garden, perfect for outdoor relaxation and dining. The front is enclosed by a brick and flint wall, with a welcoming entrance gate leading to a covered shelter that provides access to the main entrance door.

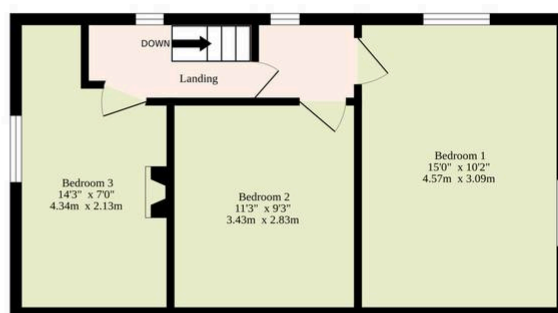
Off-road parking is provided by a gated driveway, offering space for one large vehicle.



**Ground Floor**  
456 sq.ft. (42.4 sq.m.) approx.



**1st Floor**  
454 sq.ft. (42.2 sq.m.) approx.



**TOTAL FLOOR AREA : 910 sq.ft. (84.5 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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