



St. Helens Road, Walcott - NR12 0LU



St. Helens Road

Walcott, Norwich

NO CHAIN. This Stunning COTTAGE located by the coast in the charming village of Walcott offers a VERSATILE layout, SEASIDE VIEWS and DRIVEWAY PARKING with gated access. Previously used as a popular HOLIDAY LET, this property presents an excellent investment opportunity or second home. With over 760sq.ft (stms) of accommodation including TWO DOUBLE BEDROOMS, spacious FAMILY BATHROOM with separate shower and bath, contemporary and tasteful KITCHEN, 17' SITTING ROOM, ground floor W.C, GARDEN ROOM and UTILITY ROOM.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: G



- No Chain!
- Versatile Semi-Detached Seaside Home
- Two Double Bedrooms
- Ground Floor W.C & First Floor Family Bathroom
- Off-Road Parking
- uPVC Double Glazed Throughout
- Short Walk From the Beach
- Over 760 Sq. Ft of Accommodation (stms)

Walcott is a small seaside village on the north east coast of Norfolk and has an approximate population of 1500. The property is within walking distance of the sandy beaches. Walcott has a village store/post office and there are further facilities at the nearby village of Bacton. The market towns of North Walsham and Stalham are within a short driving distance. Stalham is a popular Broadland market town with access to the Broads from nearby Stalham Staithe. There are many facilities including schools, doctors, dentist, supermarket, Library, Hotel and a variety of shops. Bus services run from Stalham, Railway services are available from Wroxham and North Walsham which provides direct access to the cathedral city of Norwich. Norwich Station run regular intercity train services to London Liverpool Street with journey times of 1 hour and 40 minutes. Norwich also has an International Airport.



SETTING THE SCENE

The Property is approached off Coast Road in a quiet Cul-De-Sac. With gated access giving way to the courtyard garden and parking space, the main entrance can be found from a shallow step into the garden room.

THE GRAND TOUR

Stepping through the front door, you are immediately welcomed into a bright and airy garden room. Fully uPVC double glazed, it boasts tiled flooring and ample space for furniture, making it a versatile second reception area. To the left, the practical utility room features a fitted sink, a mix of wood panelling and floor-to-ceiling tiling, along with generous worktop space and wall-mounted storage. Moving into the entrance hall, a staircase leads to the first floor, and doorways open to the ground floor rooms. The first of which, a convenient ground floor W.C. offers a radiator, tiled sink, a floating vanity unit for storage, and tiled flooring. Adjacent, the kitchen provides plentiful storage with green finished base and wall cabinets, light wood worktops and white tiled splashbacks. The oven is neatly recessed within an exposed brick mantel and a stainless steel sink with drainer and mixer tap sits beneath the window. Across the hall, the spacious 17-foot main reception room offers a cosy atmosphere, featuring a fully functioning log burner, stone tiled flooring, and large windows that flood the space with natural light.

Ascending the carpeted staircase to the landing, you will find loft access, charming period wooden beams and a generous airing cupboard. Directly ahead, the family bathroom presents a striking red and white design, with sloped ceilings, dual aspect windows, a bath with tiled splashback, a separate glass shower cubicle, and a large heated towel rail. Completing the first floor are two comfortable double bedrooms, each with uPVC double glazed windows with stained wood panelling surrounds, fitted carpets, and white walls.

FIND US

Postcode : NR12 0LU

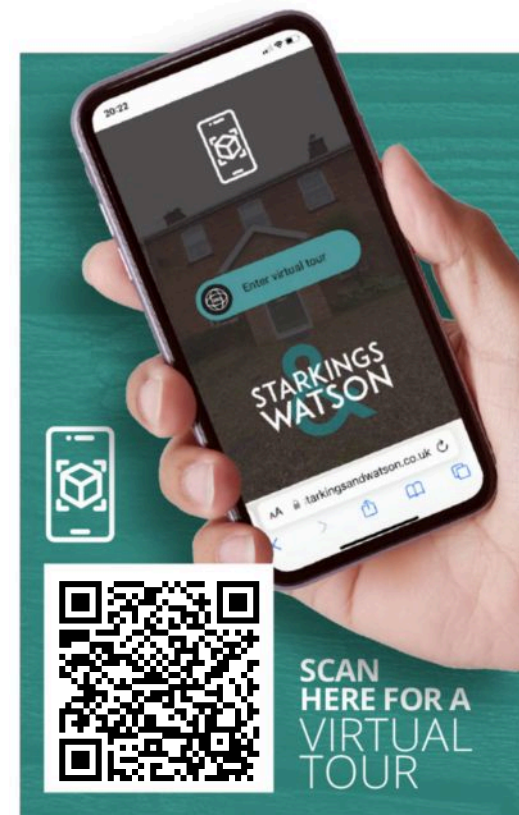
What3Words : ///overtones.improves.pans

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTE

The property is located on an un-made and un-adopted road.



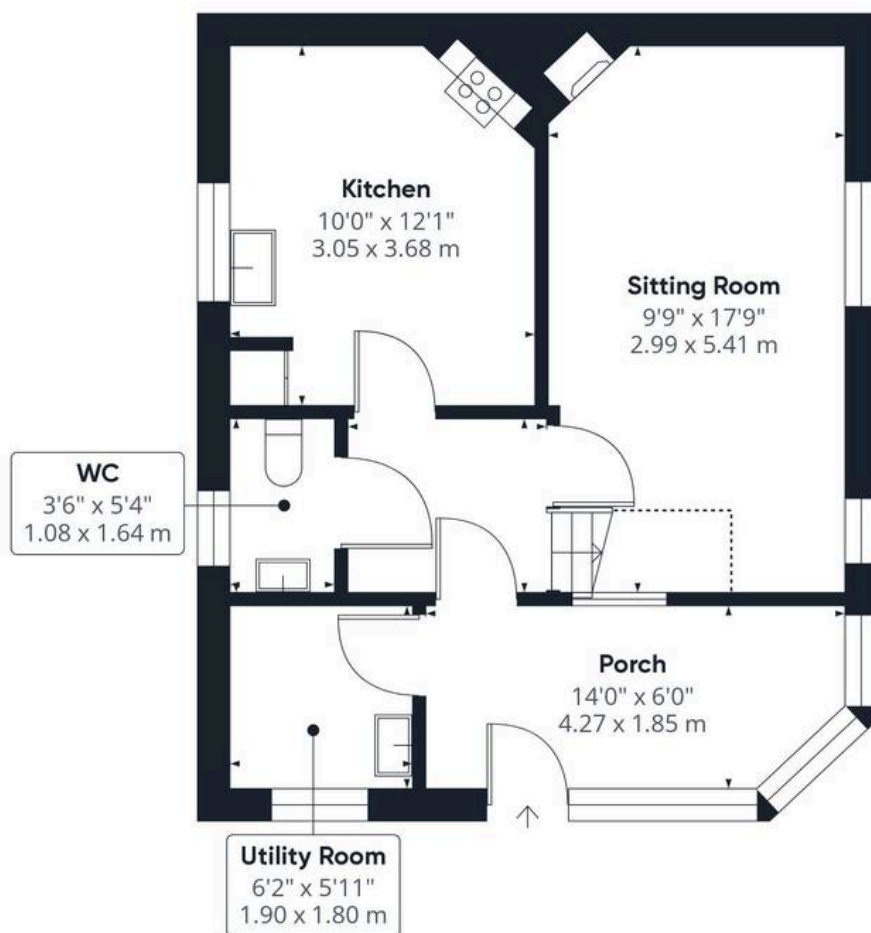




THE GREAT OUTDOORS

The property is surrounded by a low-maintenance courtyard garden. Primarily laid to shingle, also featuring patio tiles that create practical parking space. A metal gate with wood panelling ensures privacy, complemented by the surrounding wood panel fencing. The courtyard offers ample room for outdoor seating, making it perfect for relaxing or entertaining.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

760.04 ft²

70.61 m²

Reduced headroom

44.42 ft²

4.13 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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