



Coast Road, Bacton, Norwich, Norfolk, NR12 0EZ  
Guide Price £50,000

Viewing by appointment with our  
Stalham Office: (01692) 531400 or [sales@trettphillipsresidential.co.uk](mailto:sales@trettphillipsresidential.co.uk)



## BACTON

Is a popular coastal village which offers a fantastic beach and coastal facilities. There is a range of shops and restaurants / pubs on offer which are welcoming and friendly. There are also public buses around the village and to the market towns of North Walsham and Stalham.

### PORCH

uPVC double glazed entrance door, uPVC double glazed window to the side and front.

### LOUNGE/DINING/KITCHEN ROOM

14' 6" x 17' 0" (4.42m x 5.18m)

uPVC double glazed window to the front, wooden floorboards, points for power. Fitted kitchen comprising of base units, space for electric oven, space for undercounted fridge, plumbing for washing machine and dishwasher, sink and drainer, work surfaces, points for power.

### BEDROOM ONE

9' 7" x 8' 8" (2.92m x 2.64m)

uPVC double glazed window to the front, points for power, radiator and wooden floorboards

### BEDROOM TWO

8' 6" x 6' 2" (2.59m x 1.88m)

uPVC double glazed window to the front, points for power, radiator and wooden floorboards

### BEDROOM 3/STUDY

6' 5" x 5' 2" (1.95m x 1.57m)

uPVC double glazed window to the side, points for power, radiator and wooden floorboards

### SHOWER ROOM

5' 11" x 5' 2" (1.80m x 1.57m)

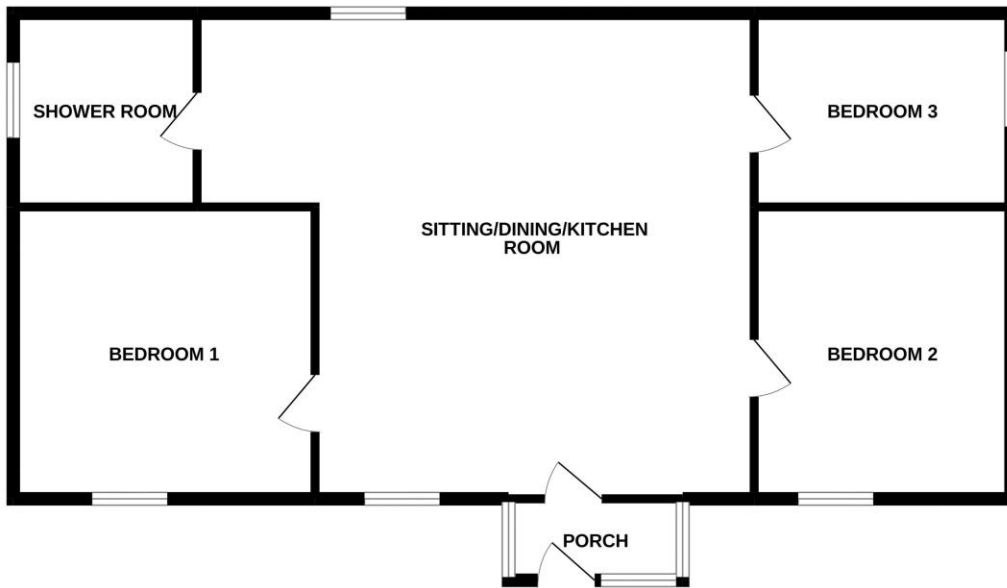
Three piece suite comprising of low level WC, wash hand basin and shower cubicle, extractor fan, shaver point, heated towel rail, tiled in part, wooden floorboards, uPVC double glazed window to the side.

### OUTSIDE

### GARDENS

Flowerbeds and surrounded by lawn.

# GROUND FLOOR



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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Council Tax: A - EPC Rating: TBC - Tenure: Leasehold

- No onward chain
- Highly presented throughout
- Quiet and private location
- Walking distance to the beach
- Holiday get away
- Easy access to the village facilities
- Parking on site
- Viewings highly advised

The logo for Trett Phillips Residential, featuring a stylized house icon above the company name.



## **Trett Phillips Residential LTD**

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**Stalham Office** (01692) 531400

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