

SALES & LETTINGS

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The Paddocks, North Walsham Road, Bacton, Norfolk, NR12 0LN

A vacant, ready to move into detached family home, located within a cul-de-sac, on the outskirts of the historic North Norfolk coastal village of Bacton, close to local amenities that include a village hall, fish and chip shop, cafes and restaurants, primary school and less than a mile to the dog friendly endless sandy shoreline offering miles of rambling walks along the beaches and cliff tops.

Set back from the road, the property is approached from the front over a brick weave driveway, providing ample off-road parking and access to a double garage and a lawn garden. To the rear, a terrace, ideal for alfresco dining with friends and family, extends away to a generous south east facing lawn garden bordered by mature shrubs and trees.





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- DETACHED FAMILY HOME
- SOUTH EAST FACING GARDEN
- WELL-PRESENTED THROUGHOUT

- LESS THAN A MILE TO THE BEACH
- MODERN KITCHEN & BATHROOMS
- VACANT WITH NO ONWARD CHAIN

- OFF-ROAD PARKING & DOUBLE GARAGE
- OPEN PLAN LOUNGE, KITCHEN & DINING
- FOUR BEDROOMS, TWO WITH EN-SUITES

The property's main entrance provides access into a hallway where separate internal doors lead into a cloakroom, a separate reception ideal as a snug, a separate utility with access to the side and to the heart of the home, an open plan lounge, with feature fire place, modern kitchen and dining room. Bi-folding doors from the dining area overlook and open out to the rear garden. To the first floor, a family bath and shower room and four bedrooms, all with built in storage and two with en-suites, complete the accommodation.

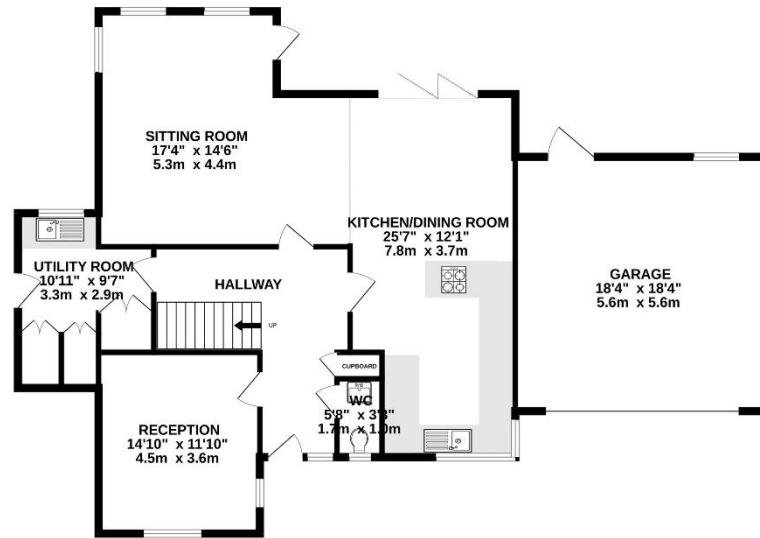
The property is further complimented by its proximity, of less than five miles, to the bustling town of North Walsham where you will find independent retailers, a wide variety of supermarkets, a library and community centre, schooling for all ages, doctor's surgery, dentists, bars, cafes, restaurants and leisure facilities.



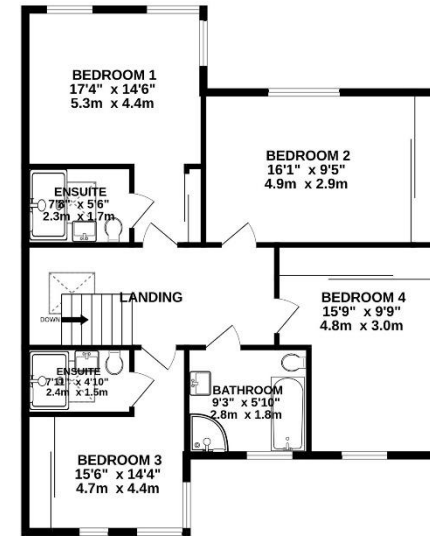


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GROUND FLOOR



1ST 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Whether selling, buying or letting, there can be plenty to organise. Our range of services and our experience of the local market means we can help or recommend like-minded reputable firms to assist you with your move.

						
Sales	Property Auctions	Lettings	Property Management	Sale/ Rental Valuation	Estate Administration (Probate)	Land & New Homes
						
Second Home Service	Property Cleaning Service	Mortgages	Solicitors	Surveyors	Service Providers	



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