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WE BRING PEOPLE AND PROPERTY TOGETHER ACROSS NORFOLK





## Timber Lodge, Helena Road, Walcott, Norfolk, NR12 0LX

A fantastic opportunity to acquire a coastal family retreat or for a business person looking for an ideal holiday let business. The property has been refurbished to an extremely high standard and has the added benefit from ample off-road parking.

Located in the popular coastal village of Walcott and within walking distance to the beautiful beach, which is backed by protective sea defences and part of which is dog friendly. It enjoys easy access to the local amenities including a nearby fish and chip shop, store and café and village hall. Additional facilities including schooling for all ages, supermarkets and leisure centre can be found in the town of North Walsham, located less than six miles away.

Set back from the road, the bungalow is approached over a hard standing and shingle frontage with off-road parking. To the rear, a paved terrace extends away to a grass and shingle garden with raised flower beds and a wooden pergola.

Beautifully presented throughout, the property's main entrance leads into a hallway where separate internal doors provide access into a cloakroom, a bedroom and to the heart of the home, an open plan lounge, with feature fire place, a dining area with double doors to the rear garden and a modern kitchen. An Inner hallway from the lounge lead into a family bathroom and three further bedrooms, the main with an en-suite shower room.

The property is further complemented in its location on the Norfolk coast with access to the wider natural beauty of North Norfolk including the Norfolk Broad National Park with its numerous waterways and wildlife. The historic city of Norwich with its excellent retail therapy, restaurant and cafes and nightlife and a mainline train station with access to London and the North.

Agents Note: The property is of a non-standard construction.



Detached



Bungalow



Older



2 Bathrooms  
1 Cloakroom



2 Receptions



4 Bedrooms



Tax Band A

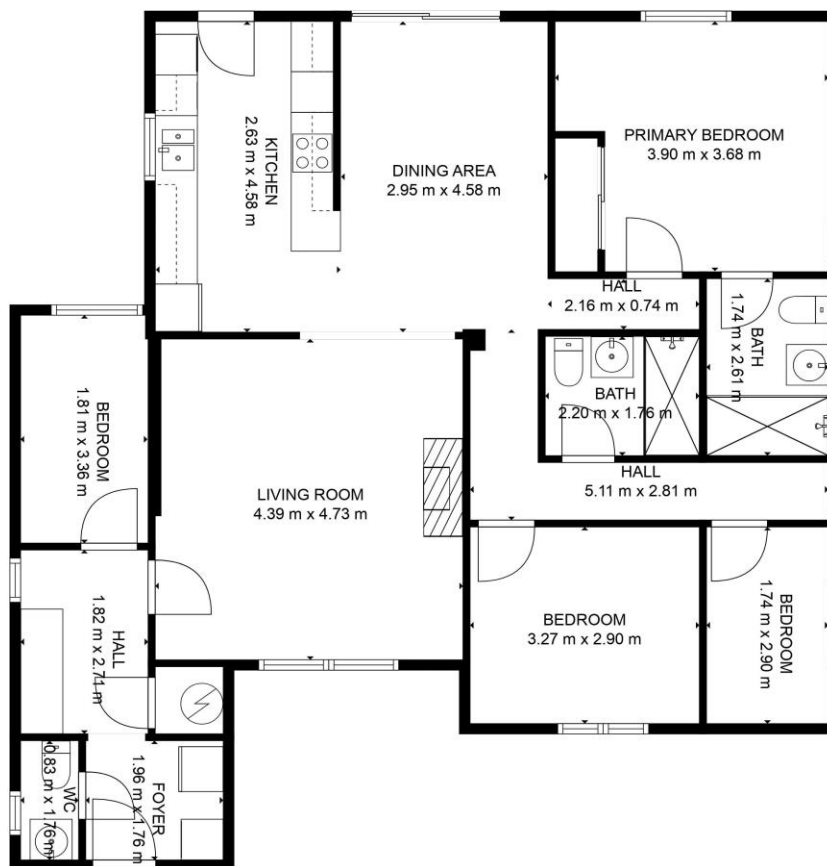


Off-Road  
Parking



No  
Garage





**TOTAL: 113 m2**  
FLOOR 1: 113 m2

MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E		
21-38	F	36 F	
1-20	G		

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