

Aldreds
Estate Agents



Sandy Dale Abbotts Way, Eccles-On-Sea, NR12 0TA

£195,000





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Sandy Dale Abbots Way

Eccles-On-Sea, NR12 0TA

- Detached Bungalow Of Standard Construction
- Lounge & Garden Room
- Scope To Modernise
- Off Road Parking
- Lots Of Potential
- Two Bedrooms
- PV Solar Panels & Battery Storage
- Enclosed Rear Garden
- Close To The Beach
- Offered With No Onward Chain

Aldreds are pleased to offer this two bedroom detached bungalow of standard brick built construction located in the popular coastal village of Eccles on Sea. This nicely located property is situated just a short distance away from the beach and offers lots of potential for modernisation and refurbishment. The property offers accommodation including an entrance hall, lounge/diner, garden room, kitchen, two bedrooms and a 'wet room' style shower room. The property offers oil fired central heating, PV solar panels and battery storage. Outside is a pleasant enclosed rear garden and off road parking. Offered with no onward chain. Early viewing is highly recommended.



Entrance Hall

Part glazed entrance door, airing cupboard housing hot water cylinder with immersion heater, built-in cupboard, doors leading off;

Kitchen 9'6" x 7'3" (2.91m x 2.21m)

Rear inward facing window, a range of fitted kitchen units with rolled edge work surface and tiled splash back, sink drainer with mixer tap, integrated electric oven, ceramic hob and extractor, plumbing for washing machine.

Lounge/Diner 16'0" x 13'2" at max (4.88m x 4.02m at max)

Windows and glazed French doors leading to garden room, power points, radiator.

Garden Room 17'3" x 7'9" (5.28m x 2.38m)

Triple aspect room with windows to side and rear and glazed doors leading to rear garden, power points, radiator.

Bedroom 1 13'4" x 9'8" (4.08m x 2.96m)

Front facing window, power points, telephone point, radiator.





Bedroom 2 10'8" x 9'9" (3.27m x 2.98m)

Window to front aspect, power points, radiator.

Shower Room

Wet room style shower room with non slip flooring and floor drain, electric shower over, hand wash basin, low level w.c., extractor.

Outside

The property offers driveway parking to side with gardens to front and rear, two timber garden sheds, uPVC oil storage tank, external power points, water supply and lighting.

Agents Note

The property offers PV solar panels with a grid feed-in tariff, along with battery storage.

Tenure

Freehold.

Services

Mains water, electric and drainage.

Council Tax

North Norfolk District Council - Band: A.

Directions

From Aldreds Stalham Office proceed along St John Road turning right onto Brumstead. Turn left onto Ingham Road passing The Swan Public House on the right. Turn immediately left and continue through the village of Lessingham. Turn right signposted Eccles-on-Sea and Hempstead. Turn left into Church Lane (signposted Bush Estate). Travel to the end reaching an unmade road, proceed straight ahead into Church Lane then left into Abbotts Way where the property can be found a short way along on the left hand side, located by our 'For Sale' board.



Location

Eccles on Sea is rural coastal village with a lovely sandy beach, situated on the North East Coast between Happisburgh and Sea Palling. The Broadland town of Stalham is approximately four miles away with facilities including a variety of shops, schools, health centre, post office and a supermarket.

Reference

PJL/S9943



Floor Plans



Viewing

Please contact our Aldreds Stalham Office on 01692 581089
if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

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Location Map



Energy Performance Graph

