



Bakersfield, 19 Anne Stannard Way, Bacton, NR12 0HX

Price Guide £525,000 - £550,000





# Bakersfield 19 Anne Stannard Way

Bacton Norwich, NR12 0HX

- Hugely Spacious Detached Chalet Bungalow
- Up to Five Bedrooms in the Main Accommodation
- Wonderful Conservatory
- Gas Central Heating
- Delightful Coastal Village Location - Close to the Beach
- Self Contained One Bedroom Annexe
- 9m long Family/Games Room
- Beautiful Garden with Summer House, Hot Tub and 'Hot House' Garden
- PV Solar Panels and Battery Storage
- Must be Viewed to be Appreciated!

Price Guide £525,000 - £550,000. This unique family home offers something for everyone with hugely spacious, flexible accommodation including an independent one bedroom annexe, potential for up to five further bedrooms in the main accommodation, an impressive family/games room, two shower rooms, a lovely kitchen, utility, lounge and a spacious conservatory. A particular feature of the property is the beautifully landscaped, generous garden complete with hot tub, summer house and a 'hot house' style enclosed garden adjoining the main building. The property benefits from gas fired central heating, PV solar panels complete with battery storage and a provider feed in tariff, generous driveway and a garage. Early internal viewing is highly recommended to appreciate this substantial chalet bungalow, located just a stones throw from the beach!



Price Guide £525,000



## Entrance Hall

Part obscure glazed uPVC entrance door, loft access, radiator, doors leading off;

## Cloakroom

Front facing obscure glazed window, part panelled walls, radiator, hand wash basin, low level w.c.,

## Shower Room 5'8" x 8'6" (1.75m x 2.6m)

Obscure glazed window to front aspect, part tiled walls, fully tiled large shower cubicle with fixed screen and raindrop shower head, high level w.c., hand wash basin on a fitted traditional style counter, antique style heated towel rail with integrated radiator, ventilation.

## Kitchen 16'4" x 8'6" (5m x 2.6m)

With open plan access to hallway, window to front aspect, a range of fitted kitchen units with rolled edge work surface and tiled splash backs, ceramic sink drainer with mixer tap, a range cooker, integrated dishwasher, radiator, open fronted cupboard, glazed door to conservatory, open plan access to;

## Lounge 18'0" x 14'10" (5.5m x 4.54m)

Side facing bay window, radiator, wall lighting, power points, television point, brick built fireplace surround with a tiled hearth (currently boarded), glazed French doors opening to;



### Conservatory 16'0" x 14'6" (4.9m x 4.44m)

Of a uPVC sealed unit glazed construction on a brick built base with glazed roof, power points, wall mounted electric panel heaters, glazed French doors leading to garden.

### Utility Room 22'3" x 4'11" (6.8m x 1.5m)

Triple aspect with door to front, power points, plumbing for washing machine, solar panel batteries and inverter, two built in cupboards, one housing the gas boiler for the main accommodation.

### Hallway

Stairs to first floor landing, understair cupboard, open plan access to;

### Rear Lobby Area 9'6" x 9'5" (2.91m x 2.88m)

Glazed doors to side and rear, full height windows to side aspects, radiator, sliding doors giving access to;

### Games Room 30'2" x 17'1" (9.21m x 5.22m)

An impressive space with three sets of sliding patio doors leading out to patio and garden, three radiators, power points, enclosed bar area with stainless steel sink with heated mixer tap.

### Bedroom 1 13'6" x 12'10" (4.12m x 3.93m)

Rear facing window, radiator, power points, built-in wardrobe.

### Bedroom 2 12'1" x 8'8" (3.69m x 2.65m)

Currently used as an office, front facing window, radiator, power points.

## Directions

From Aldreds Stalham Office, proceed along St Johns Road turning left towards Walcott. Continue through the village of Walcott passing Walcott church and Lighthouse Pub on the right handside and also passing Walcott Seafront. Proceed into the village of Bacton on the Walcott Road. Turn right into Keswick Road, then left into Anne Stannard Way where the property can be found on the left hand side of the road.



### Bedroom 3 11'11" x 10'2" (3.65m x 3.1m)

Glazed sliding doors opening up into rear lobby area, radiator, power points, built-in wardrobe.

### First Floor Landing

Velux window to front aspect, eaves storage cupboard, doors leading off;

### Bedroom 4 14'11" at max x 10'6" (4.56m at max x 3.22m)

Window to side aspect allowing a distance sea glimpse beyond neighbouring properties, radiator, power points, alcove shelving, roof eaves storage cupboard, built-in wardrobe.

### Bedroom 5 12'5" at max x 8'8" (3.79m at max x 2.65m)

Velux window to rear aspect, eaves alcove fitted shelving, radiator, power points.

### W.C.

Velux window to rear aspect, feature corner circular sink in a fitted antique style unit, low level w.c., lighting.

### Annexe Accommodation

An adjoining but independant annexe with its own heating system and boiler, currently used as a holiday let.

### Entrance Hall

Part glazed entrance door, tiled flooring, cloaks cupboard, door giving access to;

### Lounge 14'0" x 10'2" (4.29m x 3.1m)

Window to front aspect, mock fireplace surround with an electric coal effect fire, power points, television point, radiator, wall lighting, door to kitchen/diner, archway giving access to;

### Inner Lobby

Doors leading to;

### Bedroom 9'3" x 9'5" (2.83m x 2.89m)

Window to front aspect, radiator, power points.

### Shower Room

Obscure glazed window to rear aspect, part tiled walls, tiled flooring, hand wash basin within a fitted storage unit, corner shower cubicle with raindrop shower head, low level w.c., radiator, ventilation.

### Kitchen/Diner 13'7" x 9'10" red to 6'10" (4.16m x 3m red to 2.1m)

Windows to side and rear aspects, obscure glazed door giving access to rear garden, radiator, a range of fitted kitchen units with rolled edge work surface and tiled splash back, sink drainer with mono bloc tap, integrated electric oven, gas hob and stainless steel chimney extractor, wall mounted gas fired combination boiler for hot water and central heating.

### Garden

A particular feature of the property is the generous, enclosed garden, beautifully landscaped with a variety of planting to create a wonderful peaceful space. Within the garden is a substantial timber summer house, pond with attractive bridge over, a hot tub and adjoining the property is a substantial 'hot house' style style garden, fully enclosed with uPVC conservatory like structure (7.5m x 4.5m). The garden is designd with lots of access points in mind from the the property and a seperate area for the annexe. To the front is a spacious driveway with lots of parking space, leading onto the garage.

### Garage 18'4" x 13'5" (5.59m x 4.1m)

Roller door, power, lighting and rear facing window.

### Tenure

Freehold

### Council Tax

NNDC. Main House 'C' Band. Annexe 'A' Band

### Services

Mains water, electric, drainage and gas.

### PV Solar Panels & Battery Storage

The current owners have installed PV Solar panels, along with three battery storage modules and a supplier feed in tariff.

### Energy Performance Certificate (EPC)

Rating: 'B'. Annexe individually rated at 'D'

### Location

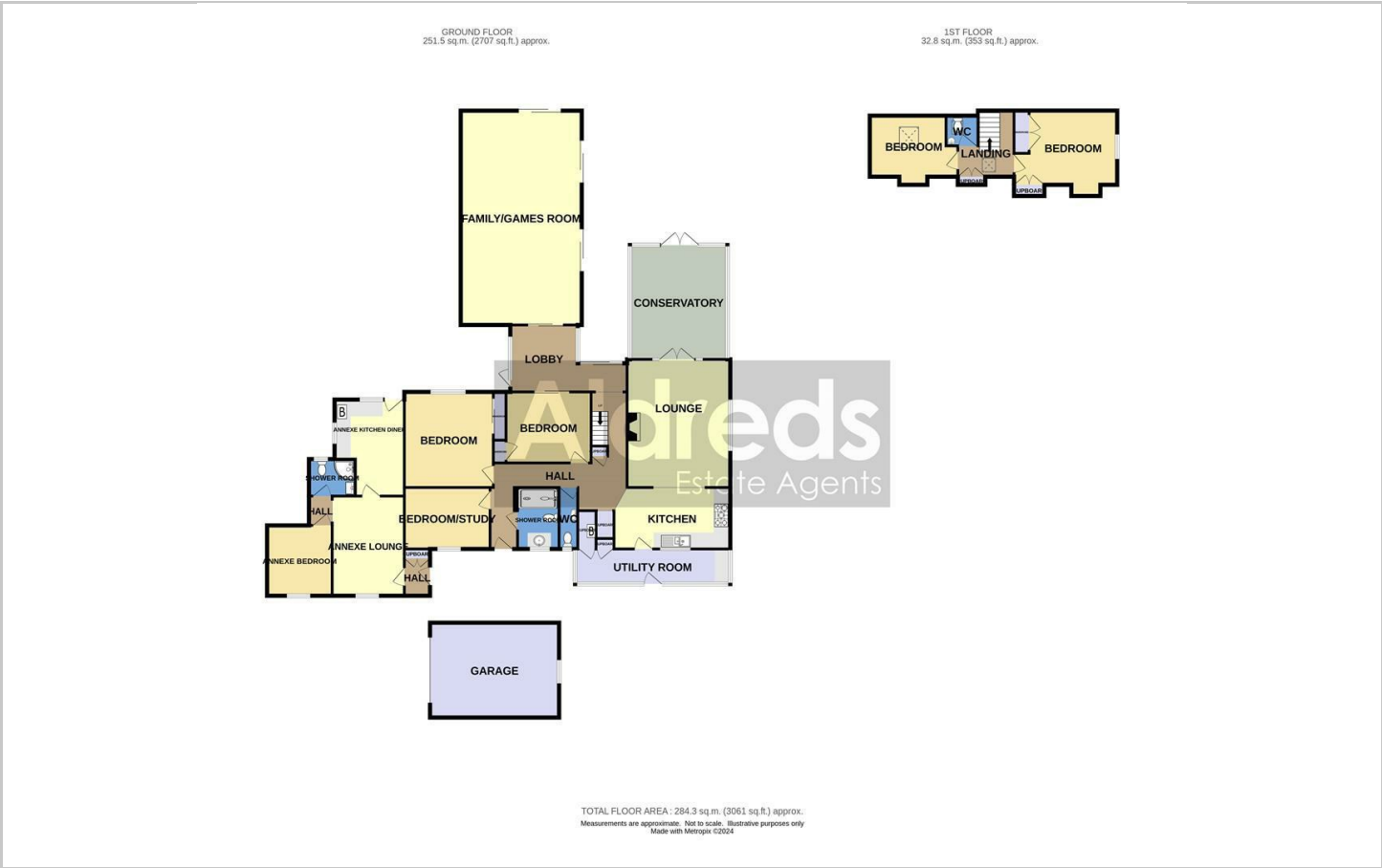
Bacton is an attractive coastal village with a lovely sandy beach, a small selection of shops, fish and chip shop and a public house. Bacton is approximately seven miles from Stalham which offers a variety of shops and good amenities including a Tesco supermarket, health centre, library, bus service and schools.

### Reference

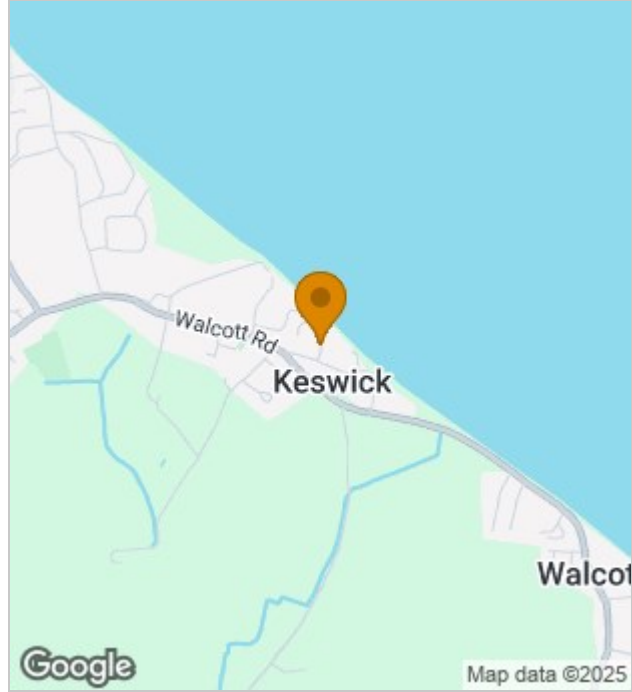
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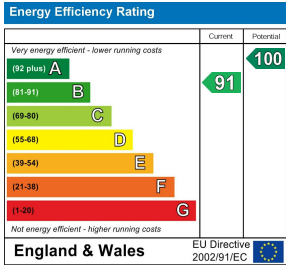
Floor Plans



Location Map



Energy Performance Graph



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.

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