



Bodines Lodge, Walcott Road, Bacton, Norwich, NR12 0EX

welcome to

Bodines Lodge, Walcott Road, Bacton, Norwich

William H Brown have pleasure in offering this modern 3 Bedroom, detached Bungalow, boasting a newly fitted Kitchen/Breakfast Room, Conservatory, large enclosed rear garden with Summer House & so much more! This brick and flint Bungalow is situated in the popular costal village of Bacton!



Description

A beautifully appointed Detached Bungalow sitting on a generous plot with stunning field views to the front and rear! This property benefits from UPVC double glazed windows and gas central heating. The well-presented accommodation comprises of Entrance Hall, Cloakroom, Lounge with wood burner, Kitchen/Breakfast Room, UPVC construction built Conservatory, three good sized double Bedrooms and Bathroom.

Externally, there is a brick weave driveway with lawned area to the front and large garden to the rear with vegetable plot, summer house, new decking area with various shrubs and borders.

Bacton is a small seaside village on the North Norfolk coast offering sandy beaches with facilities including a shop, post office, pubs and a school. Bacton can be found between Mundesley and Happisburgh! Early viewings essential!

Entrance Hall

Double glazed front entrance door, double glazed front window, access to loft space with fitted ladder, airing cupboard with water tank, telephone point and laminated flooring

Cloakroom

With low level WC, wash hand basin and tiled splash back.

Lounge

15' 10" x 12' 9" (4.83m x 3.89m)
Double glazed front window, fire place with wood burner, radiator, TV point and opening on to kitchen / breakfast area

Kitchen / Breakfast Room

Finished to an excellent standard, this is fitted with a range of base, wall and drawer units, sink unit with drainer, work surfaces, electric oven and gas hob with cooker hood over, integrated fridge freezer, integrated dishwasher, inset ceiling spot lights and kick lights, laminated flooring, double glazed rear window and door leading to the rear garden.

Conservatory

Construction built with brick base and UPVC double glazed triple aspect windows to the front, rear and side, French doors leading to decking area in the rear garden, TV point, wall lights and radiator

Bedroom One

13' 11" x 11' (4.24m x 3.35m)
Double glazed front window, TV point and radiator

Bedroom Two

11' 5" x 9' 8" (3.48m x 2.95m)
Double glazed side window, fitted wardrobe with mirror doors and radiator

Bedroom Three / Dining Room

12' 3" x 11' (3.73m x 3.35m)
Double glazed side window, double glazed French doors leading to the conservatory, TV point and radiator. Boasts flexible accommodation as either a Bedroom or Dining Room.

Bathroom

Fitted with a four piece suite comprising of WC, roll top bath, shower cubicle, pedestal wash basin, extractor fan, heated towel rail, inset ceiling lights and double glazed rear window

Exterior

To the front of the property there is shingle driveway which provides off road parking and a lawned area which offers stunning field views. To the rear of the property there is generous plot which consists of a large lawned area, new decking area, vegetable plot, mature trees, various shrubs and borders.

Garage

Electric automatic roller garage door, power, light, plumbing for washing machine, wall mounted central heating boiler and door to rear



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

Bodines Lodge, Walcott Road, Bacton, Norwich

- Large Enclosed Rear Garden
- Newly Fitted Kitchen/Breakfast Room with Integrated Appliances
- Stunning Field Views to the Front & Rear
- Garage & Driveway Parking
- UPVC Double Glazed Construction Conservatory

Tenure: Freehold EPC Rating: D

guide price

£440,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NWM108473 - 0012

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