



**Newlands Estate, Bacton, Norwich, NR12 0HP**

**welcome to**

**Newlands Estate, Bacton, Norwich**

**\*\*GUIDE PRICE £325,000 - £350,000\*\***

This spacious, three Bedroom, Detached Bungalow with Garage and driveway parking is situated in the popular coastal village of Bacton and would make an ideal main residence, second home or holiday let!



## Description

Situated on the popular Newlands Estate, this detached Bungalow would make an ideal main residence, second home or holiday let and is being sold with NO ONWARD CHAIN.

The property offers internal accommodation comprising Entrance Hall, Living Room with sea views, Dining Room, Kitchen, Conservatory, two double Bedrooms & one single Bedroom, Shower Room and Cloakroom.

Externally, the property boasts front and rear gardens, a detached Garage and ample off-road parking. Properties like this rarely become available at Newlands Estate, so please call now to avoid disappointment!

## Entrance Hall

Door opens into hall with cupboards, loft access, vinyl flooring & radiator. Doors to Shower Room, Cloakroom, Conservatory & Kitchen.

## Conservatory

16' 5" x 9' 8" (5.00m x 2.95m)  
Brick base with wooden single glazed windows, carpeted flooring, radiator & skylight.

## Cloakroom

Suite comprising WC & wash basin, radiator & single glazed window.

## Shower Room

Fully tiled suite comprising WC, wash basin & shower cubicle. Airing cupboard with water tank, spotlights, towel rail & skylight.

## Kitchen

11' 4" x 9' 4" (3.45m x 2.84m)  
Fitted with a range of wall & base units, work surface over with 1 1/2 bowl sink & drainer unit and tiled splash back. Eye-level electric oven, electric hob, integrated fridge/freezer & plumbing for both dishwasher and washing machine. Vinyl flooring, radiator & double glazed window.

## Dining Room

14' 3" x 11' 5" (4.34m x 3.48m)  
Gas fire with back boiler, TV & telephone points, vinyl flooring, radiator & double glazed window. Doors to Bedrooms & Living Room.

## Living Room

15' 5" x 11' 8" (4.70m x 3.56m)  
TV point, vinyl flooring, radiator, double glazed window with sea views & patio doors.

## Bedroom One

11' 8" x 7' 4" (3.56m x 2.24m)  
Vinyl flooring, radiator & double glazed windows with sea views.

## Bedroom Two

11' 6" to fitted wardrobe x 8' 7" (3.51m to fitted wardrobe x 2.62m)  
Fitted wardrobe, telephone point, vinyl flooring, radiator & double glazed window.

## Bedroom Three

11' 5" x 9' 3" (3.48m x 2.82m)  
Fitted wardrobe, vinyl flooring, radiator & double glazed window.

## Exterior

To the front of the property there is a front lawn with bushes and flowers and a driveway for parking, leading down the side to a detached Garage with up and over door.

At the rear of the property is a low maintenance garden mainly laid to lawn with patio, shrubs, mature bushes and enclosed by fencing.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## Newlands Estate, Bacton, Norwich

- GUIDE PRICE £325,000-£350,000
- Two Double Bedrooms & One Single Bedroom
- Sea Views to Front Aspect
- Garage & Driveway Parking
- No Onward Chain
- Three Reception Rooms
- Ideal Main Residence, Second Home or Holiday Let

Tenure: Freehold EPC Rating: D

guide price

**£325,000-£350,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NWM108938 - 0006

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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