



Bromholme Close, Bacton, Norwich, NR12 0HJ

welcome to

Bromholme Close, Bacton, Norwich

****ANNEXE****

This well-presented and deceptively spacious, three Bedroom detached House with Garage, driveway and detached annexe/studio in the south east facing garden would make an ideal family home on the North Norfolk coast!



Description

Situated in the corner of a cul-de-sac in the popular North Norfolk coastal village of Bacton, and within walking distance of local school, shops and Bacton Beach, this detached House would make an ideal family home!

The property offers accommodation comprising Entrance Hall, Lounge, Kitchen/Diner, Boot Room and Cloakroom on the ground floor. On the first floor you will find three good sized Bedrooms, Shower Room and Cloakroom.

Externally, the property boasts a partially converted Garage, driveway parking, landscaped south east facing garden and a detached Annexe/Studio measuring 29'5" x 9'7".

Viewing is essential to fully appreciate this unique property!

Entrance Hall

Front door opens into hall with office area, stairs to first floor, telephone point, vinyl flooring & radiator.

Lounge

22' x 11' (6.71m x 3.35m)

Wood burner, carpeted flooring, radiator, front aspect porthole window & rear aspect double glazed window.

Kitchen / Diner

18' 8" x 8' 9" (5.69m x 2.67m)

Fitted with a range of wall 7 base units, work surface over with tiled splash back and 1 1/2 bowl stainless steel sink & drainer unit. Double electric oven with electric hob and cooker hood over, space for fridge/freezer, integrated dishwasher & breakfast bar. Vinyl flooring, rear aspect double glazed window & side aspect patio doors.

Cloakroom

Tiled suite comprising WC & wash basin.

Boot Room

14' 1" x 7' 10" (4.29m x 2.39m)

Cupboard housing gas central heating boiler (installed 2018), radiator, rear aspect double glazed window & door to rear.

First Floor Landing

Storage cupboard, loft access & carpeted flooring. Doors to Bedrooms, Cloakroom & Shower Room.

Bedroom One

12' x 11' (3.66m x 3.35m)

Fitted wardrobe, TV point, carpeted flooring, radiator & front aspect double glazed window with fitted blinds.

Bedroom Two

11' 1" x 9' 7" (3.38m x 2.92m)

TV point, carpeted flooring, radiator & rear aspect double glazed window.

Bedroom Three

9' 1" x 8' 8" (2.77m x 2.64m)

Fitted wardrobe, cupboard, TV point, carpeted flooring, radiator & front aspect double glazed window.

Shower Room

Fully-tiled suite comprising wash basin & walk-in shower cubicle with rainfall shower. Extractor fan, tiled flooring, towel rail & rear aspect double glazed window.

Cloakroom

Part-tiled suite comprising WC, wash basin, tiled flooring, towel rail & rear aspect double glazed window.

Exterior

At the front of the property is ample off road parking for several vehicles. At the rear of the property is a South East facing garden which has been carefully landscaped to include lawn, wild flower garden, patio, pond, shrubs, flowers, wood store, decking and large garden shed with power.

Garage

The property has a single garage which has been split and partially converted to include plumbing for washing machine, space for fridge freezer, space for tumble dryer, storage space, power, lighting and double doors at the front.

Annexe/Studio

29' 5" x 9' 7" (8.97m x 2.92m)

The property benefits from a detached, timber built and insulated annex with pitched roof measuring a total area of 29'5 x 9'7. The annex comprises a living area with double glazed doors to front and side aspects, window to side aspect, stainless steel sink drainer, work surface, storage cupboards and vinyl flooring. The bedroom area has a double glazed window to side aspect and carpeted flooring. The shower room comprises shower cubicle with electric shower, wash hand basin, WC, extractor fan, part tiled walls, towel rail and vinyl flooring



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welcome to

Bromholme Close, Bacton, Norwich

- Detached Annexe/Studio
- South East Facing Garden
- Garage & Driveway Parking
- 22 Foot Dual Aspect Lounge
- Versatile Ground Floor 'Boot Room'

Tenure: Freehold EPC Rating: Awaited

£400,000



Ground Floor



First Floor

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Annex

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



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Property Ref:
NWM109008 - 0003

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