



**The Willows Bacton Road, North Walsham NR28 0RA**



**welcome to**

**The Willows Bacton Road, North Walsham**

**\*\*GUIDE PRICE £80,000 - £100,000\*\*** This modern, well maintained holiday lodge, with 2 bedrooms, open plan living space and parking for two vehicles is set on the popular Alder County Park, in North Walsham.



## Open Plan Lounge/Diner/Kitchen

21' 2" x 21' ( 6.45m x 6.40m )

Open Plan Living/ Dining Area

Large open plan living space offering lounge, kitchen and dining area. Benefiting from laminate flooring, vertical radiator, spotlights, television points, electric fire. 9 double glazed windows and patio doors leading to a decking area. The space further benefits from a utility style cupboard which houses a gas powered boiler, plumbing for washing machine, radiator and spotlights,

### Kitchen Area

The kitchen boasts a range of wall and base units with work surfaces over, tiled splashbacks, electric oven, gas hob with cooker hood, one and a half-sized sink drainer, built in dishwasher, wine cooler, space for fridge freezer with wine rack above and a breakfast bar. The kitchen area benefits from spotlights and laminate flooring,

## Bedroom One

15' 10" x 12' ( 4.83m x 3.66m )

Two double glazed windows to the rear and side aspects, spotlights, laminate flooring and spotlights with an entrance into the en-suite.

## En Suite

Suite comprising shower cubicle with rainfall shower, wash hand basin, W/C, heated towel rail, shaving point, extractor fan, part tiled walls, laminate flooring, and a double-glazed window to the side aspect.

## Bedroom Two

11' 4" Max x 10' 3" Max (3.45m Max x 3.12m Max )

Double glazed window to the side aspect, built in cupboard/ wardrobe, built in bunk beds with ladder, radiator and laminate flooring.

## Bathroom

7' 3" x 7' 3" (2.21m x 2.21m )

Suite comprising free standing bath, wash hand

basin, W/C, heated towel rail, shaving point, extractor fan, part tiled walls, laminate flooring and a double glazed window to the side aspect.

## Exterior

Externally the property benefits from a private, enclosed sun deck accessed from the main living space fitted with exterior spotlights and hot tub. The lodge offers parking for two vehicles.

## Agent's Note

Important Notice:

For each Lot, a contract documentation fee of £1,500 (inclusive of VAT) is payable to Barnard Marcus Auctions by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this.

The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price.

Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at.

## Agent's Note

When setting the guide price, the auctioneers have given consideration to the seller's instructions in respect of their indicated reserve price at the time of instruction. The reserve price, (the level below which the property will not be sold), remains confidential

between the seller and the auctioneer. The guide price therefore, is intended to indicate the region at which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide price to reflect this.

Whilst Barnard Marcus make every effort to ensure the safety and security of viewers at properties, we have not carried out a detailed Health & Safety inspection of properties in our auctions and cannot therefore guarantee the safety and security of viewers.

Prospective purchasers and bidders attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds and outbuildings and boundaries. All non-conducted inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers risk.

## Agent's Note

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Photographs and Measurements: Some images may have been taken by a wide angled lens camera. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.



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**welcome to**

## **The Willows Bacton Road, North Walsham**

- Guide Price of £80,000- £100,000
- Open Plan Living Area
- Two Bedrooms
- Contemporary Kitchen with Breakfast Bar
- Finished To a High Standard Throughout

Tenure: EPC Rating: Exempt  
Council Tax Band: A

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

guide price

**£80,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NWM109100 - 0018

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**william h brown**



**01692 402861**



[NorthWalsham@williamhbrown.co.uk](mailto:NorthWalsham@williamhbrown.co.uk)



16 Market Street, NORTH WALSHAM, Norfolk,  
NR28 9BZ



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**