









# welcome to

# **Eden Close, Bacton NORWICH**

This well presented 3/4 bedroom detached bungalow with landscaped gardens, ample driveway parking and garage with workshop is situated in a cul-de-sac location in the popular coastal village of Bacton!













#### **Description**

Situated in a cul-de-sac location in the popular coastal village of Bacton and within walking distance of village shops, public transport links and Bacton Beach, this detached bungalow would make an ideal main residence, second home or holiday let! The property offers accommodation comprising entrance porch leading into entrance hall, lounge, dining room, kitchen, conservatory, three good sized bedrooms and shower room. Externally, the property benefits from a 19'8 x 13'1 Garage space with WC, separate workshop area and electric roller door. The rear garden has been carefully landscaped with field views towards Bacton Abbey and the front garden is low maintenance with ample driveway parking.

#### **Entrance Porch**

Double glazed door to the front aspect, brick base and tiled flooring.

#### **Entrance Hall**

Door through from the porch, two storage cupboards, access to the loft with a loft ladder, radiator and Karndean flooring.

### Lounge

19' 10" x 11' 11" ( 6.05m x 3.63m )

Double glazed bay window to the front aspect and double glazed window to the side aspect, TV and telephone points, radiator and Karndean flooring.

### **Dining Room**

13' 6" x 10' 9" ( 4.11m x 3.28m )

Patio doors to the conservatory, radiator and Karndean flooring

### **Kitchen**

14' 1" x 10' 10" ( 4.29m x 3.30m )

Fitted kitchen with range of wall and base units and work surfaces over, eye level oven, induction hob with cooker hood above, microwave, build in fridge freezer, tiled splashbacks, radiator, door to the side aspect and double glazed window to the front aspect, Karndean flooring.

### Conservatory

21' 5" x 12' 3" ( 6.53m x 3.73m )

Double glazed windows and vaulted roof with tinted glass, electric radiator, wall lights and laminate flooring.

### **Bedroom One**

16' 10" x 10' 11" ( 5.13m x 3.33m )

Patio door into the conservatory, fitted wardrobes, wall mounted radiator and Karndean flooring.

#### **Bedroom Two**

12' x 8' 11" ( 3.66m x 2.72m )

Double glazed window to the rear aspect, fitted wardrobe, radiator and Karndean flooring.

#### **Bedroom Three**

9' x 8' 1" ( 2.74m x 2.46m )

Double glazed window to the side aspect, radiator and carpeted flooring

#### **Bathroom**

Suite comprising walk in shower cubicle with rainfall shower, wash hand basin and WC, double glazed window to the side aspect, radiator and Karndean flooring.

#### **Exterior**

To the front of the property is a low maintenance garden with shingle, raised beds, shrubs, low wall and ample driveway parking for several vehicles.

To the rear of the property is a mature, landscaped garden with lawn, wildlife pond, fish pond, patio, wood store, shrubs, flowers and seating area. The property backs onto open fields with views towards Bacton Abbey.

### Garage

19' 8" x 13' 1" ( 5.99m x 3.99m )

Larger than average Garage space with electric roller door, area with worksurfaces, plumbing for washing machine, stainless steel sink drainer, WC, power and lighting. There is a separate workshop area measuring 13'1 x 11'4 with access into the rear garden.



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 wwo.





### welcome to

## **Eden Close, Bacton NORWICH**

- Landscaped Gardens
- Garage with Workshop
- Ample Driveway Parking
- 2019 Gas Central Heating Boiler and 2020 Rewiring
- Conservatory

Tenure: Freehold EPC Rating: D

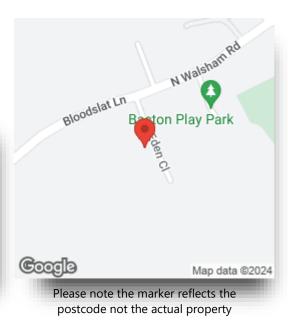
offers over

£400,000









view this property online williamhbrown.co.uk/Property/NWM109176



Property Ref: NWM109176 - 0002 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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





01692 402861



NorthWalsham@williamhbrown.co.uk



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



williamhbrown.co.uk

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.