









welcome to

Keswick Road, Bacton Norwich

This well presented five bedroom cottage with double garage, corner plot garden and three spacious reception rooms would make an ideal family home in the popular coastal village of Bacton within walking distance of the beach!













Situated within short walking distance of Bacton Beach and within easy commuting distance of North Walsham and Norfolk Broads, this spacious family home boasts character features blended with contemporary fixtures & fittings. The property offers accommodation comprising entrance hall, living room, reception room, kitchen, dining room, utility room and cloakroom on the ground floor. On the first floor, you will find a master bedroom with en suite bathroom, four further good sized bedrooms and family bathroom. Externally, the property benefits from a double garage with loft storage and driveway parking in front. At the rear of the property is a South facing garden with a timber cabin that has power and heating, lawn, patio, mature plants and potential for further off street parking via double gates. The property also benefits from solar panels on the South aspect which are owned outright.

Entrance Porch

Door to the side aspect, double glazed window to the front aspect, work surface and tiled flooring.

Entrance Hall

Double glazed window to the front aspect, office area, stairs to the first floor and brick flooring.

Cloakroom

Suite comprising wash hand basin and WC, airing cupboard with gas central heading boiler, tiled flooring.

Lounge

Double glazed window to the rear aspect, fireplace with wood burner, tv point, cupboard, door to the rear aspect, radiator and carpeted flooring.

Dining Room

13' 2" x 11' 11" (4.01m x 3.63m)

Double glazed window to the rear aspect and Bi Fold doors to the side aspect, vaulted ceiling, skylights, tiled flooring with under floor heating.

Reception Room

18' 10" x 14' 10" (5.74m x 4.52m)

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

Kitchen

20' 1" x 10' 9" (6.12m x 3.28m)

Fitted kitchen with solid oak wall and base units and granite work surfaces over, Range cooker with cooker hood above, built in dishwasher, space for fridge freezer, ceramic sink drainer, bin store, tv point, double glazed windows to the front and side aspects and laminate flooring.

Utility Room

16' 1" x 8' 6" (4.90m x 2.59m)

Space for tumble dryer, plumbing for washing machine, shower cubicle, extractor fan, skylight, door to the front aspect, sink drainer and tiled flooring.

Landing

Airing cupboard with a radiator, wall lights,

Bedroom One

14' x 10' 6" (4.27m x 3.20m)

Skylight, built in wardrobe, cupboard, radiator and carpeted flooring.

En Suite

Suite comprising Corner bath, shower cubicle, wash hand basin and WC, towel rail, extractor fan, part tiled walls, skylight to the front aspect, double glazed window to the side aspect and vinyl flooring.

Bedroom Two

14' 8" x 10' 1" (4.47m x 3.07m)

Double glazed window to the rear aspect and skylight to the front aspect, radiator and carpeted flooring.

Bedroom Three

11' 8" x 10' 5" (3.56m x 3.17m)

Double glazed window to the rear aspect, built in wardrobe, radiator and carpeted flooring.

Bedroom Four

14' 8" x 8' 9" (4.47m x 2.67m)

Skylight to the front aspect, double glazed window to the side aspect, radiator and carpeted flooring.

Bathroom

Bath with mixer tap, shower cubicle, wash hand basin and WC, towel rail, extractor fan, part tiled walls, skylight and vinyl flooring.

Bedroom Five

11' 8" x 7' 6" (3.56m x 2.29m)

Double glazed window to the rear aspect, access to the loft, airing cupboard with radiator and carpeted flooring.

Exterior

At the side of the property is a driveway offering ample off road parking and a double garage with double doors, power, lighting and loft storage. At the rear of the property is a South facing garden mainly laid to lawn with patio, shrubs, bushes, garden shed, decking and perimeter fencing. A timber outbuilding with double glazed windows, power and lighting is currently used as a bar/summer house. Further off street parking is available via the double gates in the garden, which would be perfect for storing a caravan/motorhome. The solar panels are fixed to the South aspect and are owned outright.







welcome to

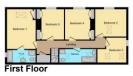
Keswick Road, Bacton NORWICH

- South Facing Corner Plot Garden
- Double Garage and Driveway
- Walking Distance to Bacton Village and Beach
- Brick and Flint Cottage
- Solar Panels

Tenure: Freehold EPC Rating: C

£525,000



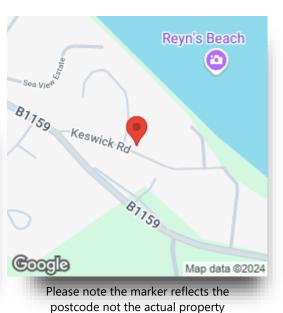


This floor plan is for illustrative purposes only, it is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No tetals are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A parth









view this property online williamhbrown.co.uk/Property/NWM109186



Property Ref: NWM109186 - 0004 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.