



Manor Lodge Church Road, Bacton Norwich NR12 0ET

welcome to

Manor Lodge Church Road, Bacton Norwich

****CONTEMPORARY FARMHOUSE**** This immaculately presented five bedroom detached house with large garage, wraparound garden and versatile accommodation is situated within walking distance of Bacton Beach and would make an ideal family home!



Situated in the popular coastal village of Bacton and dating back to 1849, this detached farmhouse style property offers spacious accommodation, original features and contemporary fixtures & fittings in equal measure. The property has been extensively renovated by the current owners including a new roof, heating system, electrics, plastering, windows, flooring and decoration in 2017 -2019. The property currently comprises an entrance hall, living room, dining room, kitchen, utility room, conservatory, study/bedroom and shower room on the ground floor. On the first floor, you will find four good sized bedrooms, office/bedroom and family bathroom. There is also a small cellar for storage and externally the property boasts a wraparound garden with mixture of lawn areas, parking, courtyard and various outbuildings for storage.

Entrance Hall

Entrance door, airing cupboard housing water tank, stairs to first floor, under stairs cupboards, radiator and pamment tiled flooring.

Living Room

13' 10" x 12' 6" (4.22m x 3.81m)

Electric fireplace, vertical radiator, fitted shelving, wall lights, tv point and double glazed window.

Dining Room

14' 2" x 12' 7" (4.32m x 3.84m)

Double glazed window, electric fireplace, vertical radiator, wall lights and laminated flooring.

Kitchen

13' 2" x 12' 1" (4.01m x 3.68m)

Fitted kitchen with range of wall and base units with work surfaces over, space for range cooker with cooker hood above, built in fridge freezer, one and a half sized ceramic sink drainer, vertical radiator, loft access, spotlights, gas central heating boiler with Hive system, double glazed windows and tiled flooring.

Conservatory

16' 2" x 12' 10" (4.93m x 3.91m)

Conservatory of uPVC construction with a brick base, patio doors, radiator and tiled flooring.

Utility Room

11' 4" x 9' 11" (3.45m x 3.02m)

Space for fridge freezer, plumbing for washing machine, space for tumble dryer, work surfaces, sink drainer, double glazed window, radiator and tiled flooring.

Study / Bedroom

10' x 12' 4" (3.05m x 3.76m)

Double glazed window, storage cupboard, radiator and laminate flooring.

Shower Room

Suite comprising walk-in shower cubicle, wash hand basin and WC, double glazed window, radiator and vinyl flooring.

First Floor Landing

Access to the loft and carpeted flooring. Door to Bedrooms:

Bedroom One

13' 5" x 12' 7" (4.09m x 3.84m)

Fireplace feature, double glazed window, radiator and laminate flooring.

Bedroom Two

14' 1" x 12' 8" (4.29m x 3.86m)

Fireplace feature, double glazed window, radiator and laminate flooring.

Bedroom Three

13' 4" x 10' 2" (4.06m x 3.10m)

Double glazed window with fitted blinds, radiator and laminate flooring.

Bedroom Four

10' x 9' 1" (3.05m x 2.77m)

Double glazed window with fitted blinds, radiator and laminate flooring.

Office / Bedroom

7' 4" x 6' 6" (2.24m x 1.98m)

Double glazed window, radiator and laminated flooring

Family Bathroom

Four piece suite comprising walk-in shower cubicle, bath, wash hand basin and WC, double glazed window, extractor fan, part tiled walls, radiator and laminate flooring.

Exterior

At the front of the property is a gravel driveway with gated access, lawned area with mature shrubs, bushes and original wall wrapping around to the side aspect with lawn, garden shed, wood store, outside tap and power supply. At the rear of the property there is a courtyard area offering further parking, large garage with car port, brick store sheds, WC, power sockets, water supply and further storage areas

Agents Note:

The property is subject to a restrictive covenant in relation to chancel repair liability, but the current owners have relevant indemnity insurance in place. Please contact the branch for more information.



view this property online williamhbrown.co.uk/Property/NWM109370



welcome to

Manor Lodge Church Road, Bacton Norwich

- Extensively Renovated in 2017-2019
- Annexe Potential (STPP)
- Up to Six Bedrooms of Accommodation
- Immaculate Presentation
- Large Garage, Car Port and Storage Areas

Tenure: Freehold EPC Rating: D

£600,000



Cellar



Ground Floor



First Floor



Outbuilding

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.localagent.com



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/NWM109370](https://www.williamhbrown.co.uk/Property/NWM109370)



Property Ref:
NWM109370 - 0003

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.

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.



william h brown



01692 402861



NorthWalsham@williamhbrown.co.uk



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



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