



Lavender House Coast Road, Bacton Norwich NR12 0EU

welcome to

Lavender House Coast Road, Bacton Norwich

*** FOR SALE BY MODERN METHOD OF SALE **Situating in the charming coastal village of Bacton, just a short distance from local amenities, beautiful beaches, and scenic countryside walks. This property offers the perfect balance of rural tranquility with easy access to larger towns and transport links.



Description

Welcome to Lavender House - this exceptional new build 4 bedroom detached chalet bungalow, located along the sought-after Coast Road in Bacton. Offering modern, spacious living with an abundance of natural light, this property has been thoughtfully designed for contemporary family life and to accommodate both downstairs & upstairs living.

Upon entering, you'll find an inviting spacious entrance hall giving access to downstairs shower room, Bedroom 4/study room boasting exceptional field views, open-plan living area which is perfect for relaxed family living or entertaining. The fully equipped kitchen features high-end integrated appliances, sleek finishes, and plenty of storage. A seamless flow leads into the living and dining space, with bi-fold doors opening out onto the private rear garden - ideal for enjoying the outdoors. The ground floor also includes a generously size lounge with stunning field & garden views. Upstairs, you'll find three further spacious bedrooms, with the master & bedroom two featuring an en-suite bathroom and stunning views over the surrounding countryside. With high-quality finishes throughout, modern fixtures, and a neutral decor, this home is ready to move into and enjoy. The properties wraparound garden offers plenty of space for children/pets to play or for relaxing in the sun, while the front driveway provides ample off-road parking and access to the garage kitted with an electric roller door.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the

calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Upon the entrance and element of spaciousness is found within and giving access to the entire base of the property. Radiator, thermostat and access to understairs cupboard.

Lounge

23' narrowing to x 14' 5" (7.01m narrowing to x 4.39m)
Window with stunning field views, radiator, sliding patio doors into garden, electric fire/fire place, smoke alarm.

Kitchen/Dining Room

24' 6" narrowing to x 10' 8" (7.47m narrowing to x 3.25m)
Fully kitted with electric hobs with extractor, built in fridge freezer, eye-level oven & grill, sink, radiator, two windows, tv point,

Utility Room

7' 2" narrowing to x 10' 9" (2.18m narrowing to x 3.28m)
Sink, radiator, window, cupboard with water tank and back door giving access to garden

Landing

Radiator, velux window and space for ample cupboard or office set up

Master Bedroom

19' 9" narrowing to x 14' 8" (6.02m narrowing to x 4.47m)
Window to the front aspect offering stunning field views, access to eaves storage and radiator

En Suite

Velux window, WC, wash hand basin, shower cubicle, heated towel rail

Bedroom Two

13' 7" narrowing to x 14' 8" (4.14m narrowing to x 4.47m)
Window to front aspect boating field views, radiator, and access to eve storage

Ensuite

Velux window, wash hand basin, WC, heated towel rail, bath tub

Bedroom Three/Study Room

7' 9" narrowing to x 7' 8" (2.36m narrowing to x 2.34m)
Radiator, velux window. Good for a single bed or the perfect study room.

Bedroom Four

11' 6" narrowing to x 13' 5" (3.51m narrowing to x 4.09m)
Radiator, window with stunning field views to the front aspect.

Exterior

Up on entrancing the gravel driveway you will find ample parking space, with access to garage which has an electric roller door. The drive wraps round to the rear where a lawn area is found and perfect for entertaining and relaxing in the sun. An outside tap is to the rear and the outside oil fired boiler.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Ample Off-Street Parking
- Single Garage With Electric Roller Door

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: C

guide price

£350,000



This floor plan is for illustrative purposes only. It is not drawn to scale. All measurements, floor areas (including and total floor areas), dimensions and orientation are approximate. No



Please note the marker reflects the
postcode not the actual property

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Property Ref:
NWM109410 - 0011

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