



**Eden Close, Bacton Norwich NR12 0LP**



**welcome to**

**Eden Close, Bacton Norwich**

This immaculately presented and deceptively spacious three double bedroom detached bungalow with garage and well maintained gardens is situated in a cul-de-sac location in the popular coastal village of Bacton!



**Situated within walking distance of Bacton Beach, village shops and amenities, this spacious detached bungalow would make an ideal family home or retirement bungalow in a quiet, cul-de-sac location off North Walsham Road. The property offers accommodation comprising entrance hall, lounge, garden room, conservatory, kitchen, utility room, boot room with cloakroom, three double bedrooms and a modern shower room. Externally, the property boasts well maintained front and rear gardens, ample driveway parking and a garage storage area which has been partially divided to create the boot room area. This property would make an ideal home for someone desiring modern, one level living.**

### Entrance Hall

Door to the side aspect, access to a boarded loft with a ladder installed, light tunnel and vinyl flooring.

### Lounge

16' 8" x 10' 10" ( 5.08m x 3.30m )

Patio doors leading into conservatory, door into garden room, television and telephone points, electric fire, vertical radiator and carpeted flooring.

### Kitchen

12' 5" x 10' 3" ( 3.78m x 3.12m )

Fitted kitchen with range of wall and base units with work surfaces over, double eye level oven, electric hob with cooker hood, sink drainer, built in dishwasher, built in fridge, pantry cupboard, airing cupboard with gas central heating boiler installed in 2021, radiator, light tunnel, spotlights and tiled flooring.

### Garden Room

10' 9" x 7' 11" ( 3.28m x 2.41m )

Conservatory of uPVC construction with brick base with air conditioning unit and vinyl flooring.

### Conservatory

22' 9" x 7' 8" ( 6.93m x 2.34m )

Conservatory of uPVC construction with brick base, insulated roof and tiled flooring.

### Utility Room

7' 8" x 6' 5" ( 2.34m x 1.96m )

Cupboards with work surfaces over, plumbing for washing machine, space for tumble dryer, vinyl flooring and patio doors to the rear aspect.

### Boot Room/ Cloakroom

Suite comprising WC, wash hand basin and vinyl flooring.

### Bedroom One

10' 10" x 10' 6" ( 3.30m x 3.20m )

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

### Bedroom Two

11' 1" x 8' 10" ( 3.38m x 2.69m )

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

### Bedroom Three

10' 4" x 7' 3" ( 3.15m x 2.21m )

Double glazed window to the front aspect, fitted wardrobes, radiator and carpeted flooring.

### Shower Room

Suite comprising walk in shower cubicle with digital rainfall shower, WC, wash hand basin, extractor fan, full tiled walls, tiled floors, vertical radiator and double glazed window to the side aspect.

### Exterior

At the front of the property there is a low fence with planters and ample driveway parking leading to garage storage area. At the rear of the property, there is a well maintained garden with lawn, patio, hard standing to the right, summer house, flower beds, mature tree, garden shed and gate to front aspect.



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.focalagent.com](http://www.focalagent.com)



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## **Eden Close, Bacton Norwich**

- Three Reception Rooms
- Walking Distance to Bacton Beach
- Well Maintained Gardens
- Three Double Bedrooms
- Cul-De-Sac Location

Tenure: Freehold EPC Rating: D

**£365,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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