



**Bacton Road, North Walsham NR28 9DS**



**welcome to**

**Bacton Road, North Walsham**

A charming 2-bedroom semi-detached house in a sought-after location, featuring a downstairs w/c, spacious living room, separate kitchen, and private garden. Perfect for first-time buyers or small families, with excellent local amenities and transport links nearby.



**This delightful two-bedroom semi-detached house offers a perfect blend of comfort and convenience. Located in a desirable neighbourhood, the property boasts spacious living areas and a private garden, ideal for relaxing or entertaining. Inside, you'll find a light-filled living room, a separate kitchen, and two generously sized bedrooms, offering plenty of potential to personalise. The bathroom is well-maintained and offers all the essentials. The house is well-connected by local transport links, ensuring easy access to nearby amenities, schools, and parks. This charming home presents an excellent opportunity for first-time buyers, couples, or small families looking for a cozy base in a sought-after area.**

### Entrance Hall

With a double glazed door to the front, understairs cupboard, radiator and stairs to the first floor.

### Lounge

19' 9" x 10' 4" ( 6.02m x 3.15m )

Laminate flooring, gas fireplace, window to front aspect, TV point and open reach point, double glazed french doors into conservatory.

### Kitchen

11' 7" x 6' 5" ( 3.53m x 1.96m )

Fitted kitchen, worktop space with wall mounted cupboards, cooker with cooker hood, laminate flooring, tiled splash back, space for fridge freezer and window.

### Utility Room

12' 9" x 7' 6" ( 3.89m x 2.29m )

Sink, worktop counters, door to the side aspect and space/plumbing for whitegoods. The downstairs cloakroom is accessed off of the utility room.

### Conservatory

12' 1" x 15' 5" ( 3.68m x 4.70m )

Radiator, doors onto decking and another door into the garden, tile flooring, upvc roof.

### Landing

Boiler in cupboard, radiator, loft access, carpeted flooring

### Bathroom

Suite comprising bath with shower over, mixer taps, tiled splash backs, window, extractor fan & wall mounted cupboards

### Bedroom One

12' 7" x 7' 9" ( 3.84m x 2.36m )

Carpeted flooring, radiator, two double glazed windows, built in wardrobes, TV point, front aspect.

### Bedroom Two

9' 6" x 11' 3" ( 2.90m x 3.43m )

Carpeted flooring, window, radiator, rear aspect, TV point.

### Exterior

At the front is a gravel area with a pathway leading to the front door. Privacy given by hedges at the front of the property. In the rear is mostly lawned, with a new decking area, summer house and a small pond.



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



**view this property online** [williamhbrown.co.uk/Property/NWM109423](http://williamhbrown.co.uk/Property/NWM109423)



**welcome to**

## **Bacton Road, North Walsham**

- Enclosed Rear Garden
- Ideal First Time Buy
- Ready To Move Into
- Conservatory
- Stones Throw From Town Centre

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

**£230,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/NWM109423](http://williamhbrown.co.uk/Property/NWM109423)



Property Ref:  
NWM109423 - 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](mailto:NorthWalsham@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**