



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



**welcome to**

**Bacton Road, North Walsham**

This deceptively large two bedroom character cottage dating back to 1877 has off road parking, a good sized garden, is within walking distance to the town centre and is being offered with no onward chain!



**This two bedroom character cottage offers accommodation comprising entrance hall, living room, dining room, kitchen, garden room and cloakroom. On the first floor you will find a landing, two double bedrooms and a family bathroom, the second floor has an attic conversion offering flexible accommodation. Externally, the property has off road parking for two vehicles and a good sized rear garden with lawn, mature shrubs, trees and a garden shed. The property is within walking distance to North Walsham town centre which offers an array of shops, cafes and other amenities such as schools, doctors surgery and dentists.**

### Entrance Hall

Door to the front aspect, stairs to the first floor, spotlights and vinyl flooring.

### Cloakroom

Double glazed window to the rear aspect, WC, wash hand basin, heated towel rail, plumbing for washing machine and tiled flooring.

### Lounge

10' 11" x 11' 9" ( 3.33m x 3.58m )  
Double glazed window to the front aspect, fireplace, telephone point and wooden flooring.

### Dining Room

8' 4" x 11' 9" ( 2.54m x 3.58m )  
Fireplace with wood burning stove, pantry cupboard and tiled flooring.

### Kitchen

7' 11" x 6' 5" ( 2.41m x 1.96m )  
Fitted kitchen with a range of wall and base units with work surfaces over, electric oven and hob with cooker hood above, space for under counter fridge, sink drainer and tiled splashbacks.

### Garden Room

11' 7" x 12' 2" ( 3.53m x 3.71m )  
Windows and door to the rear aspect, skylight windows, wall lights, radiator and tiled flooring.

### Bedroom One

11' 8" x 10' 11" ( 3.56m x 3.33m )  
Double glazed window to the front aspect, fireplace, radiator, stairs to loft room and carpeted flooring.

### Bedroom Two

8' 4" x 11' 1" ( 2.54m x 3.38m )  
Double glazed window to the rear aspect, radiator and carpeted flooring.

### Bathroom

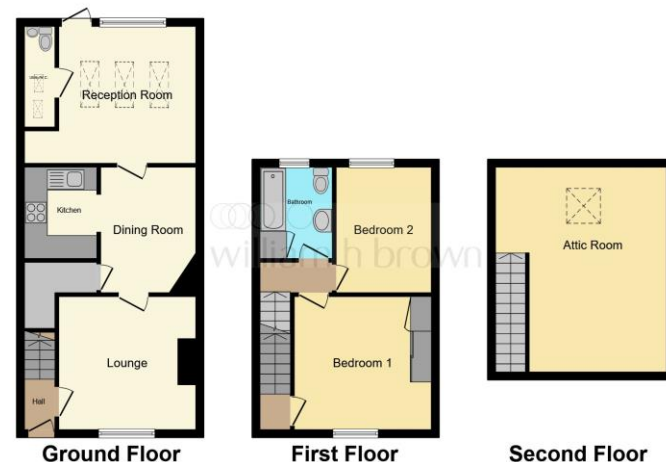
Suite comprising WC, wash hand basin, bath, airing cupboard, radiator and carpeted flooring.

### Loft Room

17' 8" Max x 14' Max ( 5.38m Max x 4.27m Max )  
Skylight windows, eaves storage, boiler cupboard, radiator and carpeted flooring.

### Exterior

The front of the property boasts off road parking for two vehicles. To the rear, you will find a good sized garden mainly laid to lawn, with mature bushes, shrubs, trees and a garden shed.



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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## **Bacton Road, North Walsham**

- No Onward Chain
- Original Character Features
- Off Road Parking
- Good Sized Rear Garden
- Three Reception Rooms

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

offers in the region of

**£280,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
NWM109472 - 0006

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