

# Coast Cottage Coast Road, Walcott Norwich NR12 0NG



## welcome to

# Coast Cottage Coast Road, Walcott Norwich

\*\*FIELD VIEWS\*\* This immaculate three bedroom, two reception room detached house set in the sea-side village of WALCOTT with driveway and garage. This property must be viewed to appreciate its fantastic location and spacious accommodation. Call us now to arrange a viewing.













#### **Entrance Hall**

Front aspect double glazed door with window, wood effect flooring, radiator and doors to lounge, dining room and kitchen.

#### Lounge

18' 9" x 11' 2" ( 5.71m x 3.40m ) Front and side aspect double glazed windows, rear aspect double glazed double doors, carpeted and radiator.

#### **Dining Room**

10' 1" x 9' 7" ( $3.07m \times 2.92m$ ) Front aspect double glazed window, carpeted and radiator and serving hatch from kitchen.

### Kitchen

#### 10' x 8' 9" ( 3.05m x 2.67m )

Rear aspect double glazed window, tiled floor with part tiled walls, fitted kitchen comprising of wall and base units, sink/drainer unit, space for cooker and fridge/freezer, extractor fan, plumbing for washing machine, serving hatch to dining room and opens to hallway with door leading to garden.

#### W/c

Rear aspect double glazed window, tiled floor and walls, w/c and sink basin.

#### Landing

Rear aspect double glazed skylight, carpeted, airing cupboard and doors to bedrooms 1,2 and 3 and family bathroom.

#### **Bedroom One**

12' 9" x 11' 2" (  $3.89m\ x\ 3.40m$  ) Front aspect double glazed window, carpeted and radiator.

#### **Bedroom Two**

10' 1" x 9' 7" ( 3.07m x 2.92m ) Front aspect double glazed window, carpeted and radiator. This room has a sloped roof.

### **Bedroom Three**

10' x 8' 2" (  $3.05m \times 2.49m$  ) Rear aspect double glazed window, carpeted and radiator. This room has a sloped ceiling.

#### Bathroom

Side aspect double glazed window, tiled walls, W/C, bath with shower over, sink basin and radiator.

#### Garage

19' 3" x 8' 2" ( 5.87m x 2.49m ) Up and over door, light and power.

#### Outside

To the front of the property you will find off road parking for 1 car, front garden with fencing, to the rear STUNNING FIELD VIEWS from the lawn and patio garden.





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# Coast Cottage Coast Road, Walcott Norwich

- Field Views
- Sea-side Village
- Detached House
- Well-presented throughout
- Off road parking & garage

Tenure: Freehold EPC Rating: D

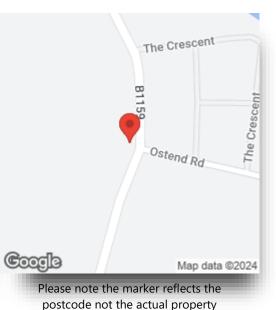
# £345,000





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Property Ref: NWS107538 - 0021 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.

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