









# welcome to

# **Ostend Place, Walcott Norwich**

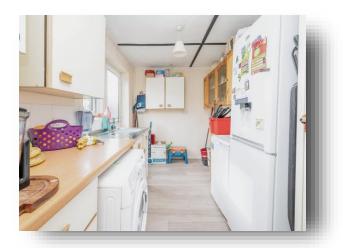
William H Brown Stalham are proud to present this detached 2 bedroom home by the sea! The property comprises of 2 bedrooms, a dining room, living room and conservatory, kitchen and utility room as well as a wrap around garden and a garage. Give us a call to arrange a viewing!













### **Entrance Hall**

As you enter the property via a double-glazed front door, there is an area for shoes and coat storage with laminate flooring

### **Living Room**

13' 1" x 12' 2" ( 3.99m x 3.71m )

The living room has a double-glazed front window along with a double door to the conservatory and two radiators. There is carpeted flooring and a tv point.

### **Dining Room**

10' 10" x 10' 2" ( 3.30m x 3.10m )

The dining room, which could be used as a third bedroom, has a double-glazed front window, carpeted flooring and a radiator.

#### **Kitchen**

There is matching base and wall units with worktop over. There is a sink and drainer with an electric oven and electric hob, double glazed rear window, and access to the utility room.

### **Utility Room**

There is a sink and drainer with worktop space, space and plumbing for a washing machine, stand along fridge freezer and double-glazed door to the garden.

### Conservatory

14' 4" x 8' 8" ( 4.37m x 2.64m )

The conservatory has double glazed rear facing windows and doors along with vinyl flooring and radiator.

#### **Bedroom One**

15' 1" Max x 10' 2" ( 4.60m Max x 3.10m )

The main bedroom has a double-glazed side window with carpets and a radiator. There is a door to the dressing room.

### **Dressing Room**

The dressing room has vinyl flooring and a double-glazed side window.

#### **Bedroom Two**

15' 1" Min x 9' 2" Min ( 4.60m Min x 2.79m Min ) The second bedroom has a double-glazed front window, carpeted floor, and a radiator.

#### **Bathroom**

The family bathroom has a walk-in electric shower, toilet and sink, tiled walls and vinyl flooring.

#### Exterior

To the front, there is a driveway up the side of the property leading to the wooden garage. The garden is laid to lawn and wraps around the property. There is a patio area, and it is south facing.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.





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# **Ostend Place, Walcott Norwich**

- 2/3 Bedrooms
- Bungalow
- Garage and parking
- Close to amenities
- Coastal Village

Tenure: Freehold EPC Rating: D

offers in excess of

£260,000









Please note the marker reflects the postcode not the actual property

# view this property online williamhbrown.co.uk/Property/NWS107737



Property Ref: NWS107737 - 0013 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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