



**Beechwood Sea Palling Road, Ingham Norwich NR12 0TW**

**welcome to**

**Beechwood Sea Palling Road, Ingham Norwich**

Spacious two-bedroom bungalow set on 0.52 acres stms of surrounding land with useful outbuildings, offering tranquility and endless possibilities for outdoor living.



## Description

**\*\*WONDERFUL HOME CLOSE TO THE COAST\*\***

Situated in the popular Village of Ingham this well-appointed property offers flexible and spacious accommodation including an entrance hall, lounge, large kitchen/diner, two bedrooms, a utility room plus a bathroom and separate shower room. The property offers oil-fired central heating, double glazing and stunning wrap-around gardens with paddock, extending to 0.52 acres stms. There is a large outbuilding, a garage, garden sheds and a greenhouse. The driveway provides parking for several vehicles. This unique property provides ample space and privacy, ideal for nature lovers or those seeking a serene lifestyle. The surrounding land and outbuildings offer opportunities for gardening, recreation, or future development subject to planning applications. Give us a call to arrange your viewing.

### Entrance Hall

The entrance hall has a radiator and provides access to the partially boarded loft as well as to the principal rooms.

### Living Room

16' 9" Min x 12' Max ( 5.11m Min x 3.66m Max )

The comfortable living room has a decorative recess with shelves, radiator, telephone and tv points and a feature gas fire. Double folding doors lead to the spacious conservatory

### Conservatory

18' 5" x 12' 5" ( 5.61m x 3.78m )

The conservatory is constructed of hardwood. It has tiled flooring and a ceiling fan. There are doors on each side and windows all round which look on to the large and well stocked rear garden.

### Kitchen

12' 5" Max x 10' 2" Max ( 3.78m Max x 3.10m Max )

The kitchen has an array of matching base and wall units with worktop over. There is tiled flooring, an electric fan oven and a ceramic hob, a radiator, spaces for an under-counter fridge and dishwasher, a

double sink and drainer with window over and tiled splashbacks. Sliding doors give access to the rear garden.

### Dining Area

Irregular Shaped Room 9' 1" x 8' 6" ( 2.77m x 2.59m )

The dining area has a radiator and window to the front.

Also opening off the kitchen/dining room are a walk-in pantry, an airing cupboard with hot water tank (replaced in 2024) and a broom cupboard.

### Utility Room

13' 5" Max x 7' 3" Max ( 4.09m Max x 2.21m Max )

The generous utility room has a range of matching base and wall units with worktop over, tiled flooring and space for a washing machine, a tumble dryer and a freezer. Doors lead to the rear garden the shower room.

### Shower Room

The shower room has a toilet, washbasin, shower cubicle with electric shower, a window and radiator.

### Bedroom One

13' 1" Max x 12' Max ( 3.99m Max x 3.66m Max )

The generously sized main bedroom is light and airy with ample room for a range of bedroom furniture, a radiator and a window to the rear garden.

### Bedroom Two

9' 8" x 8' 1" ( 2.95m x 2.46m )

The second bedroom has a telephone point, a window to the front elevation and a radiator.

### Bathroom

The main bathroom has a toilet, washbasin and bath. There are two windows, a radiator and heated towel rail.

### Exterior

There is a gravel driveway to the front and side of the property with parking space for several vehicles.

The driveway leads to the garage and provides access to the paddock. The glorious wrap around mature garden contains a wonderful variety of plants and hedging creating several different areas including a water feature, small orchard and productive vegetable plot. There are beautiful field views from various points around the property.

There is a garage (17' x 9'2") with power and lighting, greenhouse and garden sheds, together with the oil tank for the central heating and gas bottles for the gas fire in the living room.

To the side of the property is a paddock with large stable including tack room and hay shed, re-roofed in 2023. This offers potential for a variety of alternative uses subject to any required permissions.

The plot is 0.52 acres stms and is well worth viewing to truly appreciate the wonderful space on offer.

Ingham is a popular village with the renowned Swan public house and restaurant. It is located between the popular Broadland town of Stalham and the coastal village of Sea Palling. Stalham offers a range of facilities including a public staithe with access to the River Ant, a health centre, a library, post office, schools, Tesco supermarket and range of local shops and food outlets. Sea Palling offers direct public access the beach, a post office and other amenities.

### Garage

9' 2" Max x 17' Max ( 2.79m Max x 5.18m Max )

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## Beechwood Sea Palling Road, Ingham Norwich

- Detached Bungalow Close to Stalham and the Coast
- Oil Fired Central Heating
- Situated on 0.52 Acres STMS
- Stable, Tack Room, Hay Shed and Paddock
- Garage, Driveway with space for multiple vehicles and wrap around Garden

Tenure: Freehold EPC Rating: E



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.localagent.com

# £465,000



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postcode not the actual property

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