



**Badgers Set Bush Drive ,Eccles-On-Sea Norwich NR12 0SF**

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## Badgers Set Bush Drive, Eccles-On-Sea Norwich

A Bespoke Coastal Retreat - Modern 2 Bedroom Bungalow in Eccles-On-Sea.



**Situated within close walking distance of the beach, this bespoke, architect-designed 2 bed bungalow offers a rare opportunity to enjoy contemporary living from the unspoilt coastline of Eccles - On - Sea. Immaculately presented and thoughtfully crafted, this modern home blends high spec finish with relaxed seaside charm. This home would work perfectly as a full time residence, holiday escape or investment.**

**Stepping into the property you are greeted by a bright and airy, open plan living space with vaulted ceilings and full height windows. The stylish kitchen comes with custom built in appliances and solid oak work surfaces. The kitchen area flows seamlessly into a relaxing lounge area with a breakfast bar dividing.**

**Both bedrooms have been cleverly designed to maximise the space available in each room. Both bedrooms are equipped with their own en-suite W/C and basin, with bedroom 2 housing a modern shower cubicle.**

**Outside, the gardens are spacious and fully landscaped, offering a range of different contemporary seating areas allowing both entertainment and relaxing spaces.**

### **Kitchen / Lounge / Diner**

15' 6" Max x 14' 3" Max ( 4.72m Max x 4.34m Max )

Front door, Fitted with range of bespoke Cotswold wall and base units comprising cupboards 3 of which are larder cupboards, drawers, solid oak worksurfaces, built in oven, Smart island with built in electric hob and breakfast bar in customised size, fridge freezer, large ceramic sink with solid oak drawer. Fireplace with decorative hearth, Smart heater disguised as picture frame, framed tv, wooden herringbone floor and double glazed full length windows to the rear aspect.

### **Utility Room**

Outside Upvc double glazed door, range of fitted wood effect wall and base units with work surfaces over, plumbing for washing machine, electric fuse board, wall panelling, electric smart heater, tiled splashbacks and vinyl flooring.

### **Bedroom One**

10' 3" x 7' ( 3.12m x 2.13m )

Double glazed window to the side aspect, photo framed tv fixed to the wall, herringbone wooden flooring, sliding door to the en-suite.

### **En Suite**

Suite comprising vanity unit with ceramic hand wash basin and WC, Smart electric heater, spotlights, full length frosted double glazed window to the front aspect and tiled flooring.

### **Bedroom Two**

7' 8" x 7' 3" ( 2.34m x 2.21m )

Vaulted ceiling with ceiling light, fitted wardrobe with mirror, Smart electric wall heater, photo framed tv, 2 x double glazed windows to the side aspect, herringbone wooden flooring and sliding door to the en-suite shower room.

### **Shower Room**

Shower enclosure with electric shower fitted, WC and half wash basin with vanity cupboard, extractor fan, double glazed window to the side aspect and tiled flooring.

### **Exterior**

To the front of the property is a large shingle U shaped driveway with lawn area, trees and shrubs, bin storage to the side with car charging point and fence to the side and front. The rear garden is fully landscaped and enclosed with a shingle pathway, patio and various seating areas, firepit area, flower beds and 2 timber sheds, fencing panels, side gate giving access to the front.



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



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## Badgers Set Bush Drive, Eccles-On-Sea Norwich

- Bespoke 2-Bedroom Bungalow
- Open-Plan Living with Vaulted Ceilings
- Private, Fully Landscaped Gardens
- Ample Off-Road Parking
- Walking Distance to the Beach

Tenure: Freehold EPC Rating: F

Council Tax Band: A

# £280,000



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