



**Coastline Village, Walcott, Norwich, NR12 0NE**

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## **Coastline Village, Walcott, Norwich**

This two bedroom semi-detached bungalow with off-road parking is situated in the popular coastal village of Walcott and make an ideal retirement bungalow, second home or holiday let!



## Description

Situated on a popular residential estate in the coastal village of Walcott, within walking distance of the beach, shops and village amenities, this semi-detached bungalow is ideal for someone desiring one level living by the sea! The property offers accommodation comprising lounge/diner, kitchen, two good sized bedrooms, conservatory and shower room. Externally, the property benefits from a low maintenance garden, garden shed and off road parking.

This bungalow is in need of some updates. Once finished, it would make an excellent holiday home or permanent residence.

Early viewings are advised.

## Entrance Porch

Door to the porch, ceiling light and carpet.

## Lounge

17' 8" x 10' 4" (5.38m x 3.15m)

Double aspect room with double glazed windows to the front and side, TV point, 2 electric radiators and carpeted flooring.

## Kitchen

7' 7" x 6' 5" (2.31m x 1.96m)

Range of base and wall units with work surface over, stainless steel basin and drawer, built in electric oven and hob with extractor fan above, space for undercounter fridge, plumbing for washing machine and carpeted flooring.

## Conservatory

17' 8" x 6' 8" (5.38m x 2.03m)

Brick base with upvc windows and surrounding timber frames and roof, upvc door to the side, electric heater and carpeted flooring.

## Bedroom One

13' 2" x 9' 3" (4.01m x 2.82m)

Upvc double glazed window to the front aspect and carpeted flooring.

## Bedroom Two

12' x 6' 6" (3.66m x 1.98m)

Upvc door to the conservatory and carpeted flooring.

## Bathroom

Suite comprising bath, hand wash basin and WC, water tank, electric heater, frosted Upvc double glazed window to the rear aspect and carpeted flooring.

## Exterior

Enclosed courtyard garden with a wooden picket fence, laid to patio with timber 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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## Coastline Village, Walcott, Norwich

- Coastal Location - Walking Distance to Beach
- Village with Amenities
- 2- Bedrooms
- Open Plan Living Space
- Allocated Parking
- Conservatory

Tenure: Freehold EPC Rating: E

Council Tax Band: A

**£140,000**



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Property Ref:  
NWS107933 - 0003



Please note the marker reflects the postcode not the actual property

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