



**15 Eden Close,**

Bacton, Norfolk, NR12 0LP

- Spacious Detached Chalet-Style Home
- Cul De Sac Position Adjacent to Fields
- Wonderful Far-Reaching Views
- Approx. Half a Mile from the Beach

**£365,000**

EPC Rating 'D 64'





## Property Description

A spacious detached chalet-style house enjoying a wonderful cul de sac position adjacent to farmland, the property is situated within the popular coastal North-Norfolk village of Bacton, approximately half a mile from the sandy beach.

The accommodation is arranged to provide three double bedrooms (two on the first floor and one on the ground floor), a re-fitted first floor bathroom, fitted kitchen, separate utility room, ground floor cloakroom, and a spacious open-plan lounge/dining room with wood burning stove.

Further benefits include gas fired central heating, double glazing, a large enclosed rear garden, off road parking space for several vehicles and an attached 24' long garage/workshop.



## Location

The small coastal village of Bacton with its beautiful sandy beach is situated about 18 miles to the north of Norwich, the cathedral city and regional centre of East Anglia.

The village itself has a couple of local stores for day-to-day provisions along with a pub and a couple of highly regarded cafes, plus a fish and chip shop and a popular Chinese restaurant. The historic market town of North Walsham is about four miles away and provides excellent shopping facilities, including a Waitrose, Lidl and Sainsburys supermarkets. There is also a local train station in the town with trains to Sheringham on the coast and to Norwich with regular connecting trains to London Liverpool Street.

The North Norfolk Coast with its renowned sandy beaches, bird reserves and excellent sailing facilities is close by. The Norfolk Broads are also within easy reach and Wroxham, the acknowledged centre of the Broads Network is about 10 miles distant. Golf facilities are not in short supply with courses located in Mundesley, Sheringham, Cromer, West Runton, and Norwich.

## Accommodation

UPvc sealed unit double glazed front entrance door opening to:

### Entrance Lobby

UPvc sealed unit double glazed door (with panels on either side) leading to the main hallway, connecting door to the attached garage.

### Hallway

Staircase to first floor, doors to ground floor bedroom, lounge/dining room, kitchen, cloakroom and utility room, radiator, .built-in cupboard, parquet wood flooring, coved ceiling.

### Ground Floor Bedroom

13' 4" x 11' 1" (4.06m x 3.38m)

Double glazed window to front, radiator, built-in cupboard, coved ceiling.

### Open Plan Lounge/Dining Room

21' 5" x 16' 8" max, 11' 1" min (6.53m x 5.08m max, 3.37m min) An 'L' shaped room with double glazed windows to front and side, open fireplace with inset wood burner, wall lights, radiator, parquet wood flooring in the dining area, carpet in lounge area, uPvc sealed unit double glazed French doors to the rear garden.



### Kitchen

13' 11" x 10' 4" (4.24m x 3.15m)

Fitted with matching base units and wall cupboard, roll top work surfaces with matching upstands, inset single drainer double bowl stainless steel sink unit with mixer tap, space for cooker, space and plumbing for automatic dishwasher, space for fridge/freezer, built-in pantry cupboard with window, radiator, double glazed window to rear and door to rear garden.



### Utility Room

7' 10" x 4' 4" (2.39m x 1.32m) plus recesses.

Double glazed window to rear, wall mounted gas fired boiler, work surface with inset single drainer stainless steel sink unit and mixer tap, tiled splash backs, fitted base cupboard, space and plumbing for automatic washing machine.

### Cloakroom

Wall mounted wash hand basin with mixer tap, close coupled WC, half tiled walls, double glazed window to rear.

### Landing

Double glazed window to side with fantastic field views, access to eaves storage spaces, doors to bedrooms and bathroom, built-in storage cupboard, access to remaining loft space.



### Bedroom

11' 11" x 9' 11" (3.63m x 3.02m)

Double glazed window to front, radiator, panelling to one wall, door to walk-in wardrobe with window to one side.

### Bedroom

11' 11" x 9' 7" (3.63m x 2.92m)

Double glazed window to rear with fantastic field views, radiator.

### Bathroom

10' x 5' (3.05m x 1.52m)

Re-fitted with matching white suite comprising pedestal wash hand basin, close coupled WC, panelled bath with shower over, shower-board surround and folding fitted screen, heated towel radiator, access to eaves space, double glazed window to side, half tiled walls.





## Outside

To the front of the property, the garden has been laid to lawn behind picket fencing, with well stocked shrub borders.

There are two driveways which provide off road parking space for several vehicles. The first is paved and leads on to the attached garage. The second has been gravelled and has the potential to house a larger vehicle/boat if so desired.

The attached garage/workshop measures 24' 3" x 12' 8" max, 8' 2" min (7.39m x 3.86m max, 2.49m min) with an up and over door to the front, window to rear, uPvc personal door to the rear garden and a connecting door to the entrance lobby.

The rear garden is a particular feature of the property, measuring approximately 60' deep and 57' wide, enjoying panoramic views across the neighbouring farmland to the south and east. The garden has been predominantly laid to lawn, with a series of paved pathways, a selection of established shrubs and a timber garden shed.

## General Information

### Viewings

By arrangement with the agents, Acorn Properties

**☎ 01692 402019**

### Services

Mains gas, electricity, water and drainage connected

### Tenure

Freehold

### Possession

Vacant possession on completion

### Council Tax Band

Band C

### Directions

From North Walsham head out on the Bacton Road and follow this all the way to Bacton. On reaching the village, take the first right hand turning into Eden Close, and the property can be found on the left-hand side at the end of the cul de sac.



## Floor Plan (Not to scale and intended as an approximate guide to room layout only)



## Referrals

Acorn Properties are pleased to recommend a variety of local businesses to our customers.

In most instances, these recommendations are made with no financial benefit to Acorn Properties.

However, if we refer our clients to our trusted local Solicitors, Surveyors or Financial Services, Acorn Properties may receive a 'referral fee' from these local businesses.

If a referral to our trusted local solicitors is successful, Acorn Properties receive a referral fee of £100 - £180 following the successful completion of the relevant sale or purchase. There is no obligation for any of our clients to use our recommended solicitors, but we find the existing relationships we have with these firms can be beneficial to all parties.

For each successful Financial Services referral Acorn Properties will receive an introducer's fee which is between 25 - 30% of the net initial commission/broker fee received by the advisor. There is no obligation for our clients to use our recommended mortgage services.

For each successful Surveyors referral Acorn Properties will receive a fee of between £30 and £100. There is no obligation for our clients to use our recommended Surveyors.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 64 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

29-30 Market Place  
North Walsham  
Norfolk  
NR28 9BS

www.acornprop.co.uk  
team@acornprop.co.uk  
01692 402019

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance only. Whilst every care has been taken to ensure their accuracy, they should not be relied upon solely and potential buyers are advised to check specific measurements as necessary.