



Poplar Drive

Walcott, Norfolk, NR12 0LZ

- A Detached Two Bedroom Bungalow
- Coastal Village Location
- Wrap Around Garden, No Chain
- Non Standard Construction

£225,000

EPC Rating '44'





Property Description

DESCRIPTION

A charming detached two bedroom bungalow of non-standard construction, set in a coastal location backing onto farmland with generous garden, parking, oil fired central heating, Upvc double glazing, wet room, fitted kitchen and lounge with fireplace. The property has been redecorated and recarpeted and viewings are essential to appreciate the location and presentation of the accommodation available

LOCATION

The village of Walcott lies on a sandy stretch of the north-east Norfolk coastline between Happisburgh and Bacton. The village itself has a church, public house, and general store. More extensive facilities can be found within the nearby market towns of North Walsham and Stalham including all levels of schools (sixth form college at North Walsham), a wide range of shops, supermarkets, doctors' surgeries and public transport into the city of Norwich.



SUN ROOM

Having Upvc double glazed windows to three sides, electric heater and part glazed door to Hallway.

HALLWAY

With access to all rooms, radiators.

LOUNGE

12' 1" x 11' 11" (3.68m x 3.63m) With Upvc double glazed window to front, radiator, feature brick fireplace with tiled hearth.

KITCHEN

11' 11" x 8' 11" (3.63m x 2.72m) Fitted with a modern range of base and wall mounted units comprising cupboards and drawers, roll edge work surface with inset single drainer sink and mixer taps, built-in electric oven and four ring hob, further appliance space, built-in storage cupboard, Upvc double glazed window and door to rear.

BEDROOM ONE

12' x 9' (3.66m x 2.74m) With Upvc double glazed window to front, radiator, picture rail.

BEDROOM TWO

12' x 8' (3.66m x 2.44m) With Upvc double glazed window to side, radiator, picture rail.



SHOWER ROOM

8' x 6' 10" (2.44m x 2.08m) Having a non slip floor with sunken drain and shower over, low level wc, pedestal wash hand basin, radiator, tiled walls, built-in airing cupboard with slatted shelving, opaque Upvc double glazed window to rear.

OUTSIDE

The property is located at the far end of Poplar Drive backing onto Fields with a wrap around garden mainly laid to lawn with paved patio, concrete hardstanding and driveway providing off road parking, low level concrete walling with gate closers providing flood defences.

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.





Viewings

By arrangement with the agents, Acorn Properties

01692 402019

Services

Mains Water, Drainage & Electricity

Tenure

Freehold

Possession

Vacant possession on completion

Council Tax Band

Band A

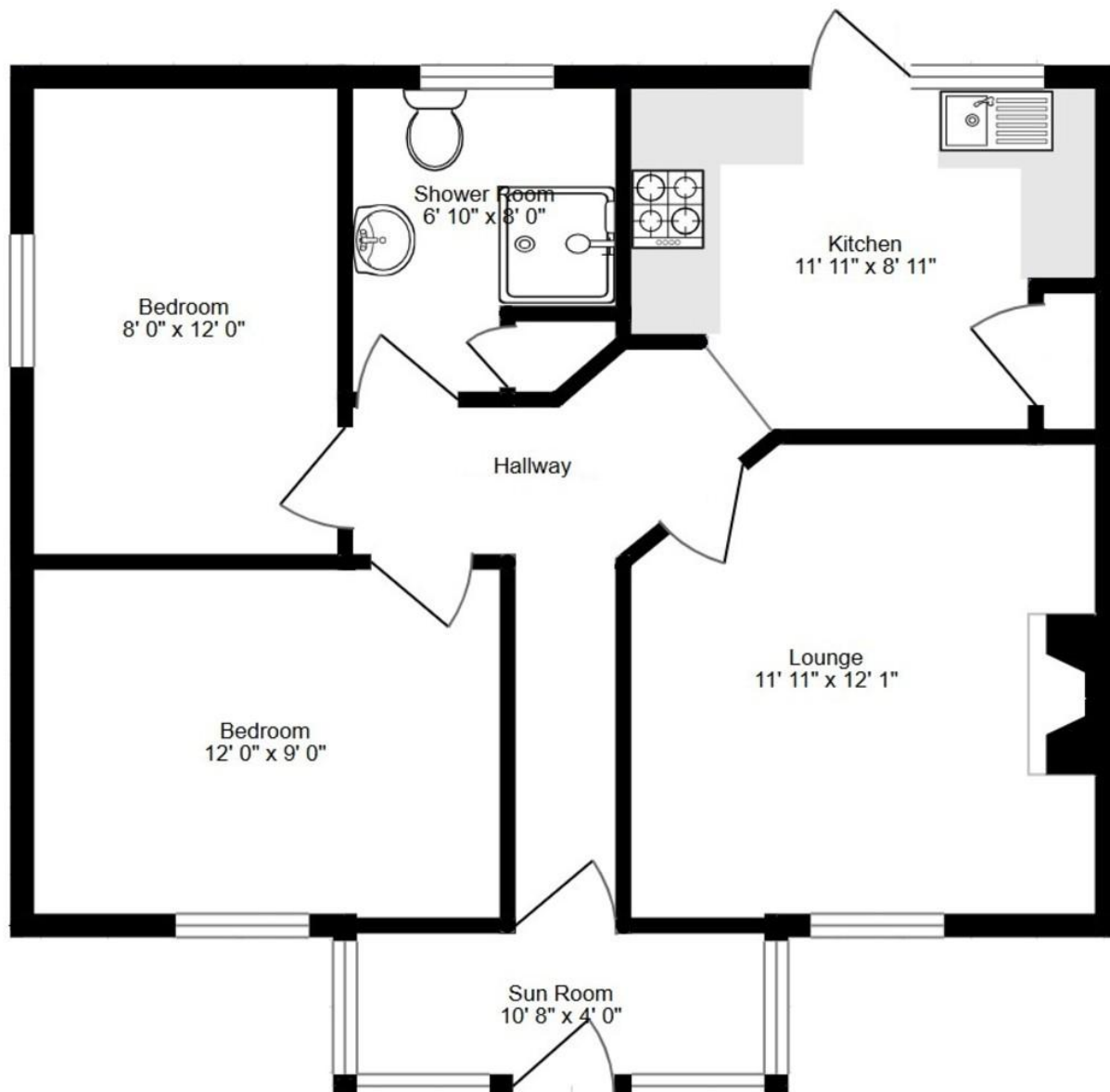
If a referral to our trusted local solicitors is successful, Acorn Properties receive a referral fee of £100 - £180 following the successful completion of the relevant sale or purchase. There is no obligation for any of our clients to use our recommended solicitors, but we find the existing relationships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

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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		
69-80	C		
55-68	D		65 D
39-54	E	44 E	
21-38	F		
1-20	G		

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



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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.