



Cross Lane Bush Estate, Eccles-On-Sea - NR12 0TB



Kenbie Cross Lane Bush Estate

Eccles-On-Sea, Norwich

Quietly positioned overlooking uninterrupted ROLLING FIELD VIEWS and just a stones throw from the BEACH, this beautifully presented DETACHED BUNGALOW offers the perfect blend of coastal living with easy access to AMENITIES and TRANSPORT LINKS. Step inside to a welcoming ENTRANCE HALL, opening into a SPACIOUS 16' SITTING ROOM that enjoys a DUAL ASPECT and a charming BAY-STYLE CASEMENT WINDOW, flooding the space with natural light and providing an inviting setting for relaxation or entertaining. The FITTED KITCHEN features a classic BELFAST SINK and generous worktop with space and plumbing for appliances, seamlessly connecting to the rear garden for effortless indoor-outdoor living. Both DOUBLE BEDROOMS offer comfortable accommodation, with the MAIN BEDROOM boasting FRENCH DOORS leading directly to the garden, creating a tranquil retreat. The FAMILY BATHROOM is stylishly appointed with a P-SHAPED BATH and SHOWER OVER, ideal for both quick mornings and leisurely evenings. To the rear, the PRIVATE and FULLY ENCLOSED GARDEN has been beautifully maintained by the current vendors.



This property also benefits from DRIVEWAY PARKING for multiple vehicles to the front, ensuring convenience for residents and guests alike.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Beautifully Presented Detached Bungalow Enjoying Sweeping Countryside Views
- Just A Stones Throw From The Beach & Local Amenities
- 16' Sitting Room Enjoying A Dual Aspect & Bay-Style Casement Window
- Fitted Kitchen With Belfast Sink & Space/ Plumbing For Appliances
- Two Double Bedrooms With Main Bedroom Enjoying French Doors To Garden
- Family Bathroom With P-Shaped Bath & Shower Over
- Fully Enclosed Landscaped Rear Garden With Vibrant Shrubs & Workshop With Electrics
- Driveway Parking For Multiple Vehicles To Front

Eccles-On-Sea is a small seaside village on the north east coast of Norfolk it is in close proximity to sandy beaches. Nearby Walcott has a village store/post office and there are further facilities at the village of Bacton.



The market towns of North Walsham and Stalham are within a short driving distance. Stalham is a popular Broadland market town with access to the Broads from nearby Stalham Staithe. There are many facilities including schools, doctors, dentist, supermarket, Library, Hotel and a variety of shops. Bus services run from Stalham, Railway services are available from Wroxham and North Walsham which provides direct access to the cathedral city of Norwich. Norwich Station run regular intercity train services to London Liverpool Street with journey times of 1 hour and 40 minutes. Norwich also has an International Airport.

SETTING THE SCENE

The property is set back from the road, offering a low maintenance frontage comprising a well maintained lawn complemented by an attractive selection of established shrubs and planting, enclosed by mature hedging. A generous shingle laid driveway provides off-road parking for multiple vehicles, while the main entrance is positioned to the front of the property.

THE GRAND TOUR

Stepping inside, the welcoming entrance hallway features hard flooring throughout for ease of maintenance and an integrated airing cupboard, continuing into the heart of the home: the impressive 16' sitting room. The room is centred around a feature fireplace housing a wood burning stove, creating a cosy focal point ideal for relaxing during the colder months. The dual aspect ensures plenty of natural light, while the generous proportions comfortably accommodate a variety of soft furnishing arrangements. At the end of the hallway, the fully fitted kitchen provides a practical and sociable space, comprising a range of wall and base storage units surrounding generous worktop space. Features include a ceramic Belfast sink with mixer tap, inset glass hob and oven, together with under counter plumbing and space for a washing machine and tumble dryer. There is also provision for a freestanding fridge and freezer.

The kitchen offers ample room for informal dining and benefits from uPVC double-glazed windows overlooking the garden, together with a door providing direct access outside.

The property benefits from two well proportioned double bedrooms. The first bedroom overlooks the front of the property, while the main bedroom enjoys the added benefit of French doors opening directly onto the garden, creating a pleasant connection with the outside space. Both bedrooms are served by a three piece family bathroom, comprising a P-shaped bath with shower over and glass shower screen, complemented by attractive decorative panelling and fitted vanity storage.

AGENTS NOTES

The loft spaces cover the whole of the bungalow and is very high, potential to convert subject to planning permission.

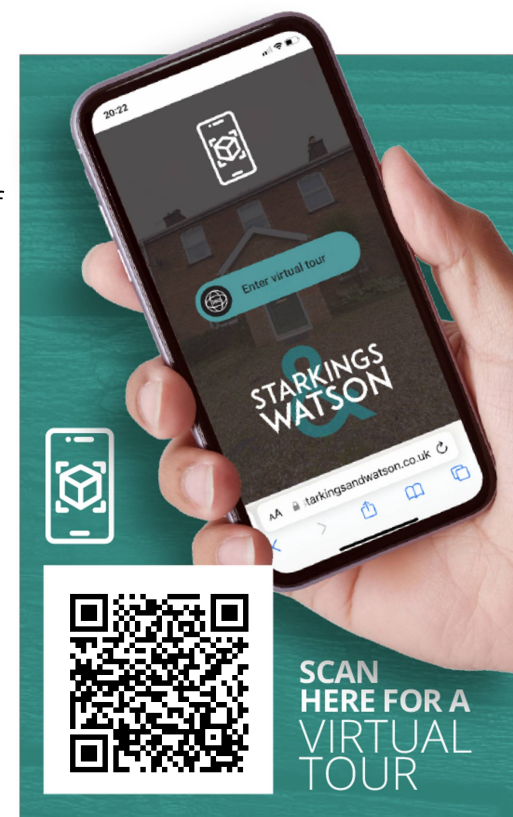
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VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



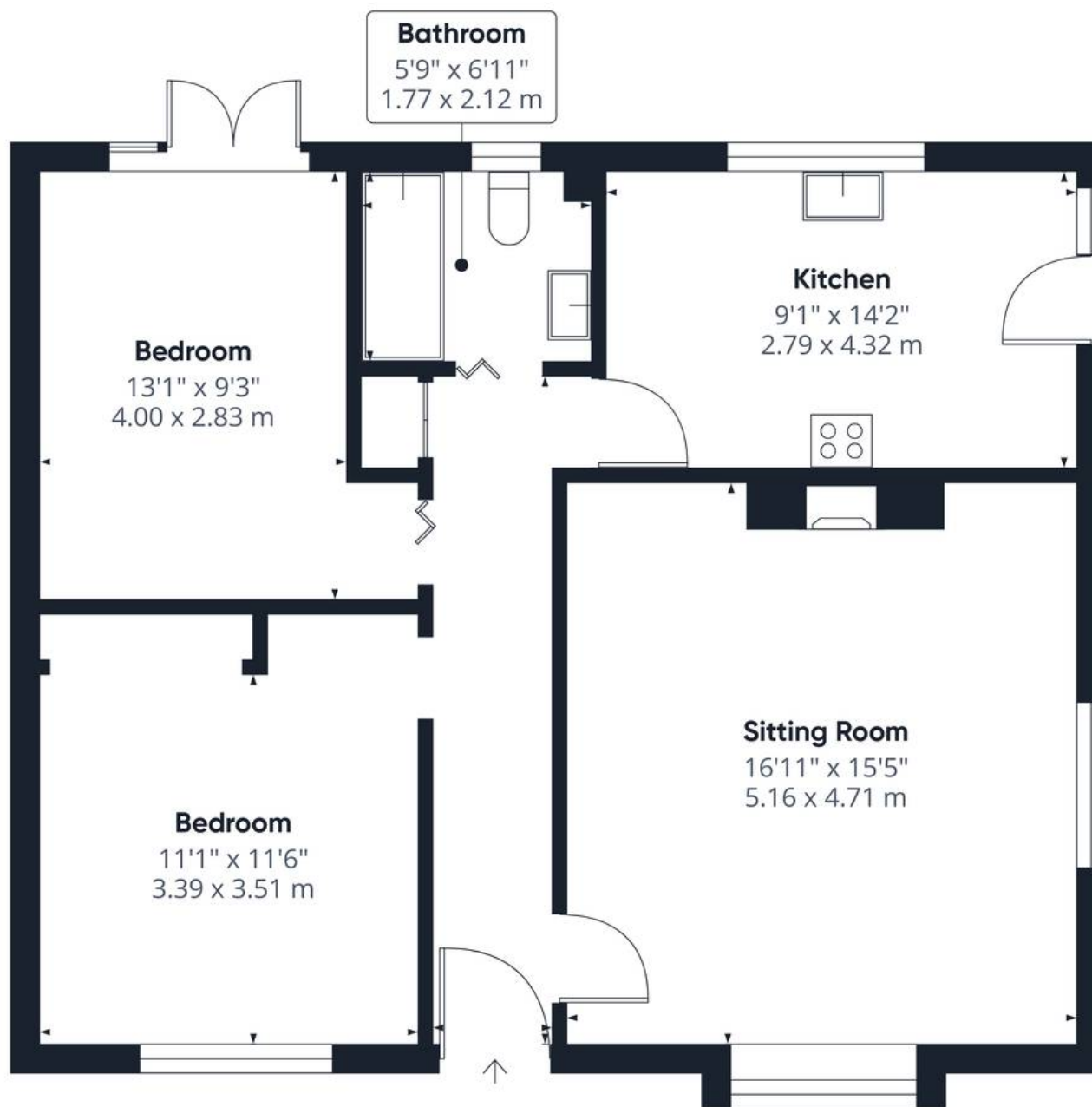




THE GREAT OUTDOORS

Stepping out from the kitchen a paved patio leads you to the rear, with the workshop sitting adjacent inclusive of full electrics. The laid to lawn plot spreads out with two further sheds, perfect for storage or as a summer house to entertain friends while fully enclosed by timber panel fencing. A range of mature shrubs, flower beds and greenery landscapes the rear for a vibrant tree lined backdrop making this the perfect private sanctuary for those with green fingers or wildlife lovers.





Approximate total area⁽¹⁾

786 ft²

73.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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