



**Ostend Place, Walcott, Norwich, NR12 0NJ**

**welcome to**

**Ostend Place, Walcott, Norwich**

Two bedroom Detached Bungalow by the sea!

Property comprises 2 bedrooms, a spacious living room, kitchen and bathroom. The property boasts a sizeable garden with off-road parking to the front. With this property's proximity to the coast and cul-de-sac location, this is one not to be missed.



## Description

William H Brown are proud to present this 2-bed detached bungalow situated within minutes of the beach in the popular coastal village of Walcott. This property features 2 spacious bedrooms, a sizable living room, kitchen and main bathroom. Outside the property features a spacious and private garden to the rear. To the front there is a generous front lawn area with ample off road parking.

The village provides a great community feel and benefits from local amenities such as shops and cafes.

## Entrance Hall

Door leading to the hallway with built in cupboards, one housing emersion and water heaters, access to the loft space, access to all rooms and carpeted flooring.

## Lounge

16' 3" x 10' 2" (4.95m x 3.10m)  
Chimney breast with an electric fire, TV point, storage heater, wooden window to the rear aspect and carpeted flooring.

## Kitchen

10' x 8' 9" (3.05m x 2.67m)  
Fitted with range of wall and base units comprising cupboards and drawers, work surfaces over with inset sink drainer, electric oven, undercounter fridge, window to the front aspect and carpeted flooring.

## Bedroom One

15' 3" x 10' 2" (4.65m x 3.10m)  
Built in cupboards, heater, window to the rear aspect and carpeted flooring.

## Bedroom Two

11' 1" x 10' 1" to wardrobe (3.38m x 3.07m to wardrobe)  
Built in wardrobes, heater, window to the front aspect and carpeted flooring.

## Bathroom

Suite comprising shower enclosure, wash hand basin and WC, heater, window to the front aspect and carpeted flooring.

## Exterior

To the front of the property is a driveway leading to the side gates, lawn surrounded by picket fence. The extensive rear garden is mainly laid to lawn, enclosed by fencing with a patio and 2 garden sheds.



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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## Ostend Place, Walcott, Norwich

- NO ONWARD CHAIN!
- Coastal Location
- Off- Road Parking
- 2 Bedroom Detached Bungalow
- Non-Standard Construction
- Private Garden

Tenure: Freehold EPC Rating: F

Council Tax Band: A

offers over

**£210,000**



Please note the marker reflects the postcode not the actual property

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