



The Crescent, Walcott, Norwich, NR12 0NH

welcome to

The Crescent, Walcott, Norwich

2 Bedroom Detached Bungalow with garage, driveway and sizeable front and rear gardens offering space and privacy. Located in the popular coastal village of Walcott providing local amenities such as a shop, pub and cafe. The property is a short walk to the beach and is being sold with NO ONWARD CHAIN



Description

Located in the popular coastal village of Walcott, just a short stroll from the beach, this 2-bedroom detached bungalow offers the opportunity for comfort, convenience and coastal living.

The property comprises a kitchen, lounge/dining room, 2 good sized bedrooms and a shower room. The property boasts ample storage throughout.

Outside, the property has a private rear garden with large timber framed shed space connected to a single garage. To the front of the property is a large tandem style driveway and ample front garden which is mainly laid to lawn with shrubs and trees surrounding and setting the bungalow back from the road.

Early viewings advised to fully appreciate this property.

Lounge

16' 3" x 10' 2" (4.95m x 3.10m)

Brick built chimney breast with open fireplace, built in shelving, double glazed window to the front aspect, radiator and vinyl flooring.

Kitchen

10' 9" x 10' 4" (3.28m x 3.15m)

Fitted kitchen with range of wall and base units with work surfaces over, plumbing for washing machine, Space and point for cooker, space for undercounter fridge/freezer, sink drainer, decorative tiled splashbacks, central heating boiler, double glazed window to the rear aspect, upvc double glazed door to the side and vinyl wood effect flooring.

Hallway

Airing cupboard and vinyl flooring.

Bedroom One

14' 3" x 10' 2" (4.34m x 3.10m)

Built in wardrobe, double glazed window to the front aspect, radiator and carpeted flooring.

Bedroom Two

11' 2" x 10' 2" (3.40m x 3.10m)

Built in wardrobe and shelving, double glazed window to the rear aspect and carpeted flooring.

Bathroom

Suite comprising shower cubicle with electric shower, ceramic hand wash basin and WC, towel rail, tiled back wall, vanity unit with mirror above, radiator, double glazed frosted window to the rear aspect and vinyl flooring.

Exterior

The front of the property is laid to lawn with flower beds, plants and shrubs, gravel driveway and pathway leading to the side gate. Mature tree alongside the driveway. Garage with up and over door, enclosed rear garden is mainly laid to lawn with a concrete base footpath, raised flower beds with fruit trees and shrubs, 2 sheds, greenhouse with concrete base and drain, outside tap.



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



view this property online williamhbrown.co.uk/Property/NWS108281



welcome to

The Crescent, Walcott, Norwich

- NO ONWARD CHAIN!
- 2 Bed Detached Bungalow
- Coastal Village Location
- Garage & Driveway
- Private Rear Garden

Tenure: Freehold EPC Rating: E
Council Tax Band: A

offers over

£230,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/NWS108281



Property Ref:
NWS108281 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01692 581034



stalham@williamhbrown.co.uk



52 High Street, Stalham, NORWICH, Norfolk,
NR12 9AS



williamhbrown.co.uk