



Marina, Abbots Way, Eccles-On-Sea, Norwich, NR12 0TA

welcome to

Marina, Abbotts Way, Eccles-On-Sea, Norwich

Located in the peaceful village of Eccles-on-Sea, on the Bush Estate with excellent beach access. This 3 bedroom bungalow is perfect for dog walkers and those who love being by the sea. Call now to book a viewing.



Description

This 3-bedroom detached bungalow is situated on a large plot in the quiet village of Eccles-on-Sea. The rooms are all of a good size and the open-plan kitchen and dining room, featuring recently installed kitchen, feels spacious and perfect for social occasions. This room also looks out onto the large garden, getting plenty of natural light during the day. The property features a flat roof design that has been sealed with fibreglass, offering a long lasting and durable roofing system. Contact our friendly team at Stalham to arrange a viewing today.

Conservatory

Vinyl flooring and uPVC double glazing to all sides.

Lounge

Multi-fuel burner, wood flooring and uPVC sliding doors to front.

Dining Room

Storage, vinyl flooring, double glazed uPVC window and uPVC double doors to rear aspect.

Kitchen

Fitted with a range of wall and base units, work surface over with sink & drainer unit, cooker with built-in cooker hood, and space for washing machine, dishwasher, tumble dryer and fridge/freezer. Vinyl flooring.

Lean-To

Part concrete/vinyl flooring.

Hall

Airing cupboard and water tank.

Bedroom One

uPVC bay double glazed window to front & side and vinyl flooring.

Bedroom Two

Fuse box, storage heater, vinyl flooring and side aspect double glazed uPVC window.

Bedroom Three

Electric cupboard, vinyl flooring and rear aspect double glazed uPVC window.

Shower Room

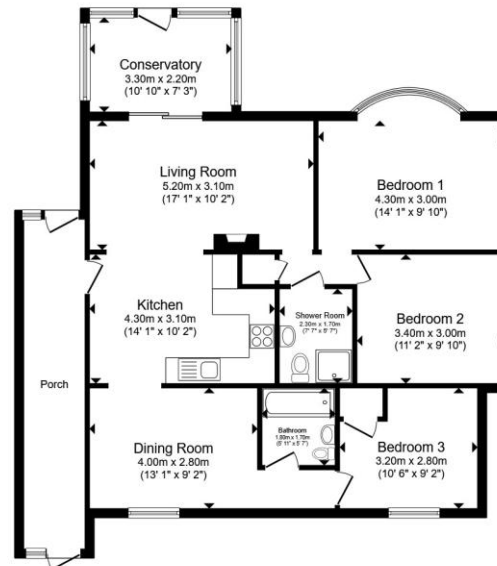
Suite comprising WC, wash basin & shower cubicle. Extractor fan, electric heater, towel radiator & vinyl flooring.

Bathroom

Suite comprising WC, wash basin & bath. Part-tiled, Vinyl flooring, electric heater and towel radiator.

Outside

There is a shingled drive with space for approximately 2 cars and to the rear is an enclosed garden, mainly laid to lawn with a shed.



Total floor area 105.3 m² (1,133 sq.ft.) approx

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.propertybox.io


william
h brown



view this property online williamhbrown.co.uk/Property/NWS108686



welcome to

Marina, Abbots Way, Eccles-On-Sea, Norwich

- Beach Access
- 3 Bedrooms
- Fibreglass Roof
- Peaceful Location
- Spacious Kitchen
- Large Garden

Tenure: Freehold EPC Rating: E

Council Tax Band: A

£199,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/NWS108686](https://www.williamhbrown.co.uk/Property/NWS108686)



Property Ref:
NWS108686 - 0002

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 buyer's 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](https://www.williamhbrown.co.uk)