



**Coast Guard Cottage, Walcott Road, Bacton, NR12 0HB**



**welcome to**

**Coast Guard Cottage Walcott Road, Bacton Norwich**

This charming character cottage boasts three bedrooms, driveway parking and is within walking distance to Bacton beach and is being offered with no onward chain!



This three bedroom semi-detached cottage in the village of Bacton would make an ideal family home, holiday home or investment purchase. Set within walking distance of Bacton beach, shops and amenities it has a wealth of character features including sash windows, fireplace with open fire and is being offered with no onward chain! The property offers accommodation comprising an entrance hall, lounge/ diner, kitchen and cloakroom on the ground floor. The first floor boasts three bedrooms and a bathroom. Externally there is a driveway with parking for two vehicles and lovingly maintained front and rear gardens.

### Lounge

Two double glazed sash style windows to the front aspect, fireplace with open fire, television and telephone points, storage cupboard, picture rails, wall lights, radiator and wooden flooring.

### Entrance Hall

Door to the rear aspect, stairs to the first floor, dado rail, radiator and carpeted flooring.

### Cloakroom

WC with wash hand basin above, sash style window to the rear aspect, tiled walls and laminate flooring.

### Kitchen

Kitchen fitted approx. 5 years ago with a range of wall and base units with work surfaces over, electric oven and hob with cooker hood above, space for fridge freezer, stainless steel sink drainer, plumbing for washing machine, tiled splashback, gas central heating boiler, radiator, usb sockets, laminate flooring and a double glazed sash style window to the rear aspect.

### First Floor Landing

Overstair cupboard, access into loft space, dado rail, radiator and carpeted flooring.

### Bedroom One

Double glazed sash style window to the front aspect, built in wardrobe, radiator and carpeted flooring.

### Bedroom Two

Double glazed sash style window to the front aspect, radiator and carpeted flooring.

### Bedroom Three

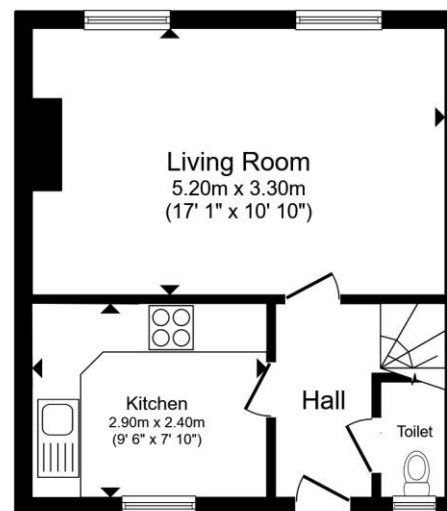
Double glazed sash style window to the rear aspect, feature fireplace, radiator and carpeted flooring.

### Bathroom

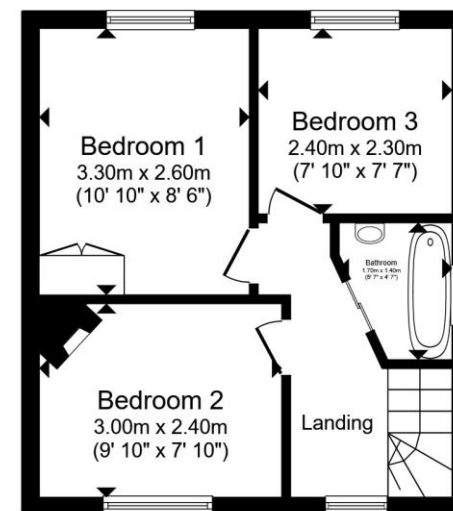
Suite comprising bath with mixer tap and shower over, wash hand basin, tiled splashback, extractor fan, tiled walls, vinyl flooring and a window to the side aspect.

### Exterior

The front of the property is south facing and boasts driveway parking for two vehicles, an enclosed front garden with lawn, pathway, shrubs and plants. The rear garden is also enclosed with brick built shed, lawn and plants, the rear garden does have a private right of way for the neighbours.



Ground Floor



First Floor

Total floor area 59.2 m<sup>2</sup> (637 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](http://www.propertybox.io)

  
william  
h brown



**check out more properties at** [williamhbrown.co.uk](http://williamhbrown.co.uk)



welcome to

## Coast Guard Cottage Walcott Road, Bacton Norwich

- No Onward Chain
- Charming Character Cottage
- Walking Distance to the Beach
- Driveway Parking
- Front & Rear Gardens
- Double Glazed Windows & Gas Central Heating
- Potential to Extend (STPP)

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: Deleted

**£285,000**



Please note the marker reflects the  
postcode not the actual property

check out more properties at [williamhbrown.co.uk](http://williamhbrown.co.uk)



Property Ref:  
NWM109886 - 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.

**Not for marketing purposes INTERNAL USE ONLY**



**01692 402861**



[NorthWalsham@williamhbrown.co.uk](mailto:NorthWalsham@williamhbrown.co.uk)



16 Market Street, NORTH WALSHAM, Norfolk,  
NR28 9BZ



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**