



**The Chase, Coast Road, Walcott, Norwich, NR12 0ND**

**welcome to**

**The Chase, Coast Road, Walcott, Norwich**

Detached, 3 bedroom Bungalow with garden to the front and rear, living and dining area, kitchen, bedrooms, bathroom, garage and parking.



## Description

**\*\* HOLIDAY LET OPPORTUNITY \*\***

Nestled in the serene coastal village of Walcott, this delightful three-bedroom bungalow offers the perfect retreat for holidaymakers seeking relaxation by the sea. Currently operating as a successful holiday let, the property boasts a welcoming interior with spacious accommodation.

The bungalow features a bright and airy living space, well-equipped kitchen, and three generously sized bedrooms, ideal for families. Outside, the private gardens provide a tranquil setting for outdoor dining and leisure, while the garage offers additional storage or parking convenience. Give us a call to arrange your viewing!

## Entrance Hall

As you enter the property, there is a door to the front, laminate flooring, a radiator, airing cupboard and a ceiling light.

## Cloakroom

The cloakroom has a sink, toilet, radiator, a ceiling light and window to the front.

## Living Room

22' 11" Max x 11' 10" Max (6.99m Max x 3.61m Max)

The living room has laminate flooring, a window to the front and rear, a ceiling light, a tv point and a radiator. There is a door giving you secondary access into the kitchen.

## Kitchen

The kitchen has an array of matching base and wall units with worktop over. There is a sink and drainer, space for an electric oven, washing machine and dishwasher, a tall standing fridge freezer along with windows and a door to the rear, a ceiling light, tiled splashback and a radiator.

## Bedroom One

10' 7" x 11' 4" (3.23m x 3.45m)

The main bedroom has laminate flooring, a window to the front, a ceiling light and a radiator.

## Bedroom Two

10' 11" Max x 10' 8" Max (3.33m Max x 3.25m Max)

The second bedroom has vinyl flooring, a window to the rear, a ceiling light and a radiator.

## Bedroom Three

8' 10" x 7' 9" (2.69m x 2.36m)

The third bedroom has laminate flooring, a ceiling light, a window to the rear and a radiator.

## Bathroom

The family bathroom has tiled flooring, a ceiling light, a window, a shower, toilet and a sink.

## Exterior

To the front, there is a gate to the front along with a large gravel driveway and access to the garage.

To the rear, there is a gravel area, a large area laid to lawn, fencing surrounding, the oil tank and a shed.

## Garage

17' 1" x 9' 1" (5.21m x 2.77m)

The garage has a door to the side and a traditional up and over door to the front. There is a ceiling light, window to the rear along with overhead storage.

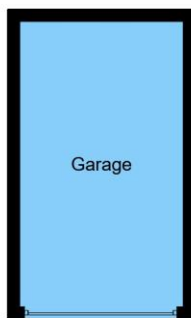
## \* Agents Note

There is the option to continue renting out the property via the holiday rental company and utilise the future bookings already in place, should the buyer wish to continue to use it as a holiday let.

Vendors are also happy to sell the property with the furniture included if people wanted to take it on as a holiday let as this would enable them to continue the letting without any breaks.



Floor Plan



Garage

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)



**view this property online** [williamhbrown.co.uk/Property/NWS108384](http://williamhbrown.co.uk/Property/NWS108384)



**welcome to**

## **The Chase, Coast Road, Walcott, Norwich**

- NO CHAIN
- Detached, Three Bedrooms
- Successful Holiday Let by the Coast
- Well furnished, Ready to go Holiday Let
- Walcott NR12

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in excess of

**£325,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/NWS108384](http://williamhbrown.co.uk/Property/NWS108384)



Property Ref:  
NWS108384 - 0008

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](mailto:stalham@williamhbrown.co.uk)



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



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