



**Victoria, Beach Road,**  
Bacton, Norfolk, NR12 0EP

- Walking Distance to the Beach
- 4 Double Bedrooms main accommodation
- 1 Bedroom Ground Floor Annexe
- Off Road Parking for Several Vehicles

**£425,000**

EPC Rating '75 C'





## Property Description

This substantial property sits just a stones throw from the beach, boasting five double bedrooms one of which is on the ground floor connected to its own living room, all with their own ensuite, ideal for family living or the possibility of holiday let income.

The accommodation is well presented and provides versatile living across three floors, with spacious living areas and a fitted kitchen.

Arranged over three floors, the property enjoys elevated sea views from the upper levels, further enhancing the appeal. Externally, there is private outdoor space along with off road parking.

## Location

The small coastal village of Bacton with its beautiful sandy beach is situated about 18 miles to the north of Norwich, the cathedral city and regional centre of East Anglia.



The village itself has a couple of local stores for day-to-day provisions along with a pub and a couple of highly regarded cafes, plus a fish and chip shop and a popular Chinese restaurant.

The historic market town of North Walsham is about four miles away and provides excellent shopping facilities, including a Waitrose, Lidl and Sainsburys supermarkets. There is also a local train station in the town with trains to Sheringham on the coast and to Norwich with regular connecting trains to London Liverpool Street.

The North Norfolk Coast with its renowned sandy beaches, bird reserves and excellent sailing facilities is close by.

The Norfolk Broads are also within easy reach and Wroxham, the acknowledged centre of the Broads Network is about 10 miles distant. Golf facilities are not in short supply with courses located in Mundesley, Sheringham, Cromer, West Runton, and Norwich.



## Accommodation

Composite panelled part glazed front door opening to:

### Entrance Hallway

Laminate flooring, 1 x radiator, understairs storage, inset spotlights, wooden panelled door leading to:

### Living Room

24' 0" x 13' 7" (7.32m x 4.14m)

Decorative Victorian fireplace with inset ceramic tiles, wooden flooring, wall mounted lighting, bay window with uPvc double glazed windows, 2 radiators with thermostatic valves, inset spotlights, access door to driveway, wall mounted tv points, Combi Boiler in cupboard wooden panelled door to storage cupboard housing broadband controls and shelved storage with inset spotlights. wooden panelled door leading to:

### Lobby

Laminate flooring, inset spotlights and wooden panelled doors leading to:

### Cloakroom

6' 8" x 3' 0" (2.03m x 0.91m)

Tiled flooring, built in cistern wc, mixer tap sink with vanity, 1x radiator, inset spotlights with blue mood lighting.

### Utility Room

6' 6" x 5' 9" (1.98m x 1.75m)

Glossy red wall and base units, laminate flooring, inset spotlights with blue mood lighting.





### Kitchen

14' 11" x 9' 1" (4.55m x 2.77m) Stainless steel double sink with mixer tap, glossy red wall and base units, grey marble effect countertop, built in stacked double oven, induction hob with extractor hood, door to garden area, Double glazed uPvc window, tiled flooring with underfloor heating, inset spotlights.

### Living Room

13' 8" x 9' 6" (4.17m x 2.9m) Tiled flooring, ceiling fan with integrated light, tv point, wall mounted lights, inset spotlights and underfloor heating.

### Bedroom

11' 6" x 9' 11" (3.51m x 3.02m) Tiled flooring, uPvc double glazed windows, inset spotlights, tv point.

### Ensuite

9' 1" x 6' 3" (2.77m x 1.91m) Toilet with built in vanity unit and mixer tap, panelled bath with electric shower over bath, tiled floor, inset spotlights, tiled bath surround, towel rail, extractor fan.

### Conservatory

12' 5" x 8' 0" (3.78m x 2.44m) Half brick built, uPvc windows, fully glass vaulted roof, tiled flooring, wall mounted fan, upVc door leading to the garden.

### 1<sup>st</sup> Floor Landing

Radiator with thermostatic valve, carpeted, coved ceiling, uPvc sash window, inset spotlights.

### Bedroom

13' 8" x 13' 7" (4.17m x 4.14m) UPvc double glazed bay window, 1x radiator, inset spotlights, carpeted, wooden panelled fire door, decorative iron fire surround.

### Ensuite

3' 10" x 7' 6" (1.17m x 2.29m) Integrated vanity toilet unit with mixer tap, tiled splashback, built in mirror and light, inset spotlights, wall mounted heated towel rail, enclosed mains shower with tiled surround, extractor fan.

### Bedroom

9' 8" x 15' 8" (2.95m x 4.78m) 2x uPvc double glazed sash windows, carpeted, 2x radiator with thermostatic valves, inset spotlights, tv point, wooden panelled fire door.

### Ensuite

9' 8" x 3' 7" (2.95m x 1.09m) Integrated vanity toilet unit with mixer tap, 1x radiator, enclosed mains shower with tiled surround, tiled flooring, inset spotlights with blue mood lighting, shower point, fitted wall mirror with light.





### 2<sup>nd</sup> Floor Landing

13' 10" x 5' 10" (4.22m x 1.78m) Radiator with thermostatic valve, carpeted, coved ceiling, sash style uPvc window, loft access.

### Bedroom

9' 8" x 16' 8" (2.95m x 5.08m) Coved ceiling, inset spotlights, 2x radiator, 2x sash uPvc windows, wooden panelled fire door.

### Bedroom

9' 8" x 16' 8" (2.95m x 5.08m) Coved ceiling, inset spotlights, 2x radiator, 2x sash uPvc windows, wooden panelled fire door.



### Ensuite

9' 5" x 3' 11" (2.87m x 1.19m) Tiled flooring, inset spotlights, 1x radiator, enclosed shower, mixer tap and basin, shaver point, integrated vanity toilet unit.

### Bedroom

13' 9" x 13' 5" (4.19m x 4.09m) Coved ceiling, inset spotlights, carpeted, 2x radiators, 1 x Upvc window, wooden panelled fire door.

### Ensuite

5' 1" x 7' 6" (1.55m x 2.29m) Tiled flooring, inset spotlights with blue mood lighting, extractor fan, electric shower over panelled bath with mixer tap, concealed cistern toilet, sink with mixer tap and vanity, coved ceilings, fully tiled surround, shaving point.



## Outside

The rear of the property benefits from a paved patio area, split level garden with power to the greenhouse and shed the shed boasting a separate office space, side access to the driveway, concrete posted fence surrounding the garden area.

To the front of the property you have a brick weaved driveway suitable for 4 cars, with a water and power outlet.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## General Information

### Viewings

By arrangement with the agents, Acorn Properties

**☎ 01692 402019**

### Services

Mains gas, electricity, water and drainage connected

### Tenure

Freehold

### Possession

Vacant possession on completion

### Council Tax Band

Band TBC

### Directions

From North Walsham take





## Floor Plan

*(Not to scale and intended as an approximate guide to room layout only)*



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