



Sable Lodge, Bacton Road, North Walsham NR28 0DN

welcome to

Sable Lodge, Bacton Road, North Walsham

This three bedroom, three reception room detached bungalow set back from the Bacton Road would make an ideal family home or retirement property and is being sold with no onward chain!



This three bedroom detached bungalow, set in a private position off the Bacton Road in North Walsham would make an ideal family home or retirement bungalow and would benefit from modernizing throughout. The property offers accommodation comprising entrance hall, cloakroom, lounge, dining room, kitchen, utility room, two conservatories, master bedroom with jack and jill style bathroom, second bedroom with en-suite shower room and a further bedroom. Externally, the property boasts a gated driveway with parking for multiple vehicles, car port and double garage with workshop area, up and over door, power lighting, loft space and window to the rear aspect. The garden is wrap-around and has been lovingly maintained with mature hedging, garden shed, flower beds, trees, shrubs and plants and plenty of lawn space.

Entrance Hall

Double glazed door to the front aspect, coat cupboard, airing cupboard housing hot water tank, two radiators, access into loft space and carpeted flooring.

Cloakroom

WC, wash hand basin with vanity unit, double glazed window to the front aspect and carpeted flooring.

Kitchen

Fitted kitchen with a range of wall and base units with work surfaces over, double eye level oven, electric oven with cooker hood above, built in fridge, plumbing for dishwasher, sink drainer, tiled splashback, double glazed window to the rear aspect, radiator and carpeted flooring.

Utility Room

Plumbing for washing machine, gas central heating boiler, double glazed door and two windows to the side aspects, radiator and carpeted flooring.

Dining Room

Double glazed window to the side aspect, radiator and carpeted flooring.

Lounge

Doors into conservatory, fireplace with gas/electric fire, television point, wall lights, radiator and carpeted flooring.

Lounge Cont

Double glazed windows to the side and front aspects, brick & flint feature wall, wall lights, radiator, access into loft space with skylight window and carpeted flooring.

Conservatory

Double glazed double doors to the front aspect, double glazed door to the rear aspect, double glazed windows to the side, front and rear aspects and carpeted flooring.

Bedroom One

Two double glazed windows to the rear aspect, fitted wardrobe, built in dressing table, radiator and carpeted flooring.

Jack & Jill Style Bathroom

Suite comprising bath, WC, wash hand basin, fully tiled walls, radiator, vinyl flooring and double glazed window to the side aspect.

Bedroom Two

Double glazed window to the rear aspect, fitted wardrobe, radiator and carpeted flooring,

En-Suite Shower Room

Suite comprising WC, wash hand basin with vanity unit, shower cubicle, extractor fan, fully tiled, radiator, shaving point, vinyl flooring and a double glazed window to the rear aspect.

Bedroom Three

Double glazed window to the front aspect, fitted wardrobe and carpeted flooring.

Exterior

Externally, the property benefits from plenty of off-road parking on a gated gravel driveway, a car-port and double garage with up and over door, power, lighting, loft storage space and a window to the rear aspect. There is a workshop next to the garage with doors to the front and rear aspects, work benches, shelving, door into the double garage and space for a fridge freezer. The garden itself is wrap-around and secluded with plenty of lawn, patio area, flower beds, trees, shrubs and plants, garden shed, pull-out veranda and BBQ area.

Agent's Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.



view this property online williamhbrown.co.uk/Property/NWM110045



welcome to

Sable Lodge Bacton Road, North Walsham

- No Onward Chain
- Detached Bungalow
- Desirable Location, Set Back from Bacton Road
- Driveway Parking, Car-Port and Double Garage
- Front & Rear Gardens

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

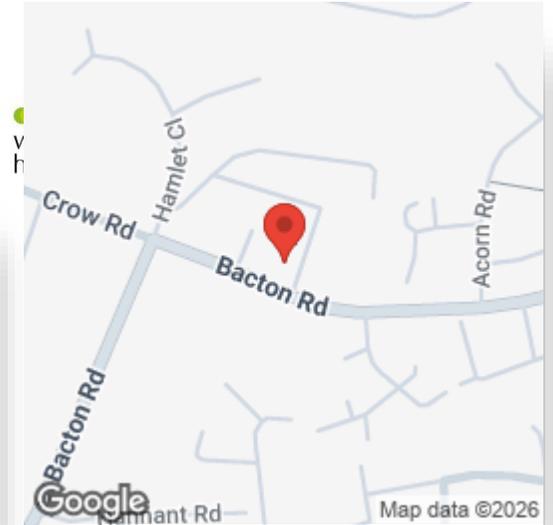
£400,000



Floor Plan

Total floor area 201.5 m² (2,168 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



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/NWM110045



Property Ref:
NWM110045 - 0004

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 402861



NorthWalsham@williamhbrown.co.uk



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



williamhbrown.co.uk