

Aldreds
Estate Agents

26 Sunset Walk Bush Estate, Eccles-On-Sea, NR12 0SX

Price Guide £165,000

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- Close to the Sandy Beach
- Non Standard Construction
- Generous Garden
- Controllable Electric Heating
- Spacious Detached Bungalow
- PV Solar Panels
- Two Double Bedrooms
- Driveway Parking & Garage
- Coastal Location
- Early Internal Viewing Is Highly Recommended



Price Guide £165,000 to £170,000 - Aldreds are pleased to offer this well presented two bedroom detached bungalow of non standard construction, situated in the popular coastal village of Eccles on Sea. Nicely improved by the current owner over the years, the property offers accommodation including an entrance porch, lounge, kitchen, utility, two double bedrooms and a shower room.

A particular feature of the property are the recently installed PV solar panels with a grid feed-in tariff and controllable electric heating. The property sits in a generous plot with off road parking, garage and an adjoining static caravan for additional storage space. Early internal viewing is highly recommended to appreciate.





Entrance Porch 5'8" x 4'0" (1.75m x 1.22m)
Part glazed entrance door, window to front aspect, glazed door leading to;

Lounge 19'3" reducing to 18'4" x 10'3" (5.89m reducing to 5.59m x 3.14m)
Corner windows to front and side aspects, built-in cupboard, wall mounted controllable heater, brick built mock fireplace with brick built television plinth to side, power points, television point, doors leading off;

Inner Hall
Doors leading off;

Bedroom 1 12'9" reducing to 11'9" x 9'11" (3.9m reducing to 3.59m x 3.04m)
Window to front aspect, controllable electric heater, fitted wardrobes, power points.

Bedroom 2 10'0" x 10'6" reducing to 9'3" (3.05m x 3.21m reducing to 2.83m)
Built-in wardrobe, rear facing windows, power points, controllable electric heater, fitted shelving.



Shower Room 7'3" x 5'10" at max (2.23m x 1.78m at max)
Airing cupboard housing hot water cylinder, panelled shower, low level w.c., hand wash basin, rear facing window.

Kitchen 14'4" x 10'1" (4.39m x 3.09m)
Windows to side and rear aspect, a range of fitted kitchen units with rolled edge work surface, stainless steel sink drainer with mixer tap, power points, electric cooker point, extractor fan, loft access, door giving access to;

Utility Room 11'1" x 9'10" at max (3.38m x 3m at max)
Window to either side aspect, glazed door to rear garden, fitted work surface with power points, plumbing for washing machine, doors leading off;

Cloakroom
Side facing obscure glazed window, low level w.c., hand wash basin.

Adjoining Static Caravan 23'11" x 9'6" (7.3m x 2.9m)
Accessed directly from the utility room providing additional storage space.

Directions

From Aldreds Stalham Office proceed along St John Road turning right onto Brumstead. Turn left onto Ingham Road passing The Swan Public House on the right. Turn immediately left and continue through the village of Lessingham. Turn right signposted Eccles-on-Sea and Hempstead. Turn left into Church Lane (signposted Bush Estate). Travel to the end reaching an unmade road, proceed straight ahead into Church Lane then left into Abbotts Way. Turn second left into Sunset Walk and continue as the road turns sharply to the right, where the property can be found towards the end of the road on the left, located by our FOR SALE board.



Outside
The property occupies a generous plot with shingled and paved parking to the front and side, leading to the garage.

Garage 19'5" x 16'6" (5.94m x 5.05m)
Double doors to front and rear aspects, windows to front and side, power and lighting.

Garden
The property offers a nicely enclosed rear garden with a generous patioed and shingled area to the rear of the property with raised beds and an additional lawned area to the rear of the garage and the static caravan.

Tenure
Freehold.

Services
Mains water, electric and drainage. Full fibre broadband.

Council Tax
North Norfolk District Council - Band: 'A'

Location
Eccles on Sea is rural coastal village with a lovely sandy beach, situated on the North East Coast between Happisburgh and Sea Palling. The Broadland town of Stalham is approximately four miles away with facilities including a variety of shops, schools, health centre, post office and a supermarket.

Reference
PJL/S10110

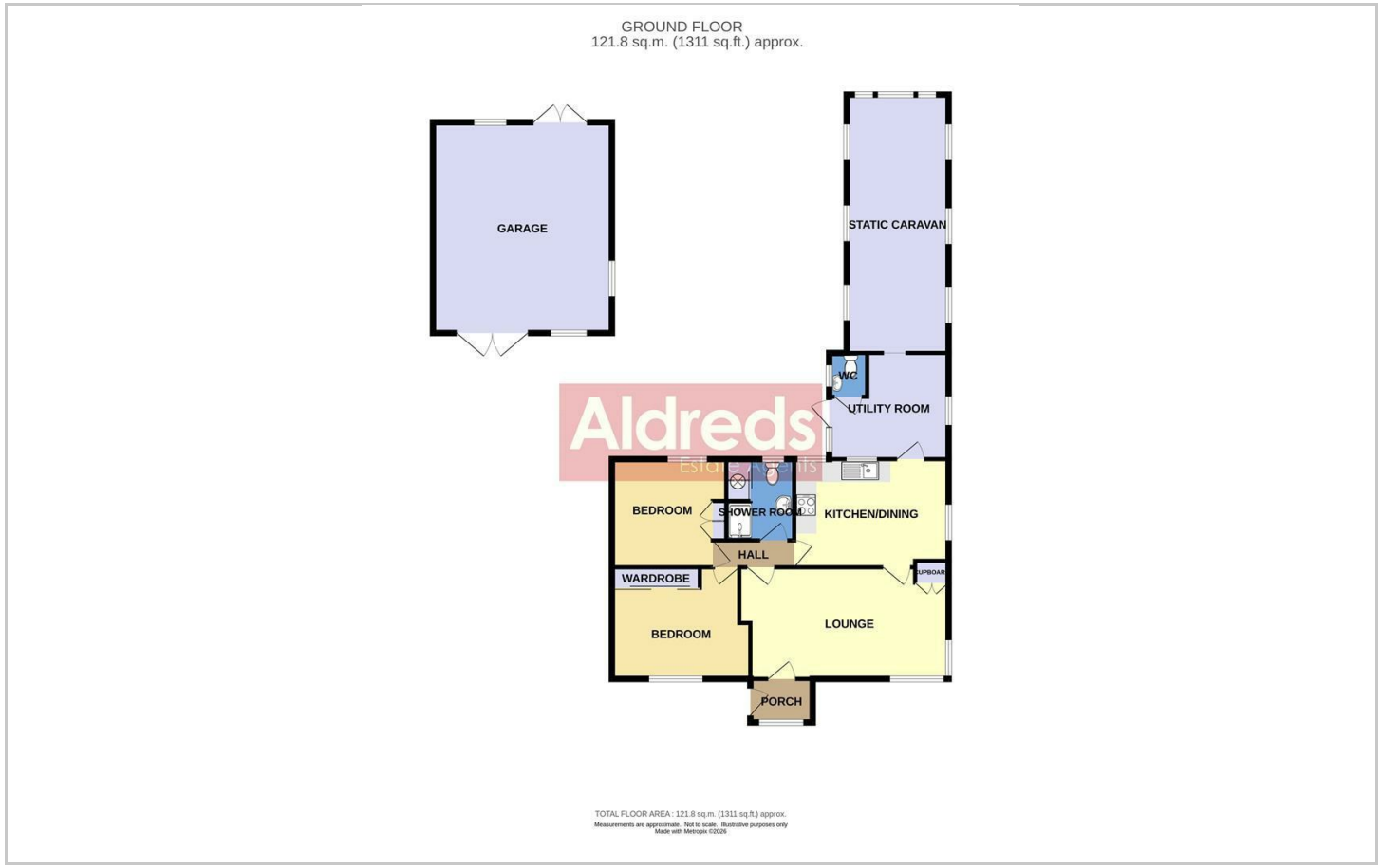








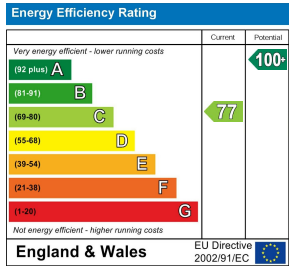
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Stalham Office on 01692 581089
if you wish to arrange a viewing appointment for this property or require further information.

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