



**Holly Cottage, Sunset Walk, Eccles-On-Sea, Norwich, NR12 0SX**

**welcome to**

**Holly Cottage, Sunset Walk, Eccles-On-Sea, Norwich**

A charming three-bedroom detached bungalow with landscaped gardens and coastal charm, in the seaside village of Eccles-on-Sea.



## Description

Set in a unique coastal location, moments from the beach. This beautifully presented 3 bedroom detached bungalow boasts a striking brick and flint frontage. The home is set on a generous plot setting it back from the road and featuring stunning mature gardens with an array of shrubs and hedging. Inside, the bungalow offers well-proportioned accommodation including a bright and spacious living area, modern kitchen- dining space with a separate utility area by the entrance of the property. 3 bedrooms and a modern shower room. All conveniently arranged on a single level.

## Entrance Porch

Door to the front aspect, exposed brick wall, double glazed window to the side aspect, towel radiator and tiled flooring.

## Living Room

20' 6" x 19' 5" (6.25m x 5.92m)

Fireplace with brick surround and slate hearth, wood burner, electric radiator, double glazed windows to the front and side aspect, wall & ceiling lights and laminate flooring.

## Dining Room

11' 2" x 10' 8" (3.40m x 3.25m)

Electric radiator double glazed French doors to the side aspect leading to the garden, double glazed windows to the side and rear, ceiling light and wood effect laminate flooring.

## Kitchen

10' 3" x 7' 8" (3.12m x 2.34m)

Fitted kitchen with range of painted wood wall and base units with work surface over, sink drainer, integral fridge freezer, eye level oven and separate hob, space and plumbing for washing machine and dishwasher, double glazed window to the side aspect and tile effect laminate flooring.

## Hallway

With access to the Living Room, Bathroom, Bedroom One and Bedroom Three.

## Bedroom One

11' 7" x 10' 2" (3.53m x 3.10m)

Electric radiator, TV point and double glazed window to the rear.

## Bedroom Two

11' 8" x 10' 2" (3.56m x 3.10m)

Electric radiator, plug sockets with USB ports, double glazed window to the front aspect and wood effect laminate flooring.

## Bedroom Three

7' x 5' 4" (2.13m x 1.63m)

Electric radiator, spotlight and reading light, double glazed window to the rear aspect and laminate flooring.

## Bathroom

Suite comprising shower cubicle, corner vanity unit with inset sink and mirror, WC, towel radiator, double glazed frosted window to the rear aspect and laminate flooring.

## Loft Space

Fully boarded with solar panel controls.

## Exterior

To the front of the property mainly laid to patio with a brick wall and shingle surrounding, shrubs and plants, driveway and picket fence area towards the front door. The rear garden is fenced in and mainly laid to lawn, patio, brick borders with shingled beds, shrub and flowers. Brick built workshop and wood store.



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)



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welcome to

## Holly Cottage, Sunset Walk, Eccles-On-Sea, Norwich

- Detached 3-Bedroom Bungalow
- Attractive Brick & Flint Exterior
- Brick Built Outbuildings
- Quiet Village Location
- Close to Beach
- Driveway Parking

Tenure: Freehold EPC Rating: C

Council Tax Band: A

offers in excess of

**£300,000**



Please note the marker reflects the  
postcode not the actual property

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