



Walcott Road, Bacton - NR12 0HB

**STARKINGS
& WATSON**

HYBRID ESTATE AGENTS



Walcott Road

Bacton, Norwich

NO CHAIN. SEASIDE CHARACTER HOME or INVESTMENT PROPERTY. This beautifully refurbished period property offers a RARE OPPORTUNITY to acquire a HIGH-QUALITY or LUCRATIVE HOLIDAY LET, currently producing approximately £35,000 per annum.

Meticulously UPGRADED throughout, the property boasts extensive improvements including NEW ROOFING, MODERNISED ELECTRICS, and UPDATED PLUMBING, ensuring peace of mind for years to come.

Step inside to the impressive 20' KITCHEN/DINING ROOM which showcases exposed TIMBER BEAMS and original brickwork, creating a warm, inviting space for entertaining or family meals. The welcoming 16' SITTING ROOM featured a striking fireplace with a WOOD BURNER, perfect for cosy evenings. Upstairs, TWO LINKED BEDROOMS display charming character features, while the LUXURY EN SUITE SHOWER ROOM is fitted with a rainfall shower for a spa-like experience. A stylish ground floor BATHROOM adds further convenience. With ample storage and flexible living spaces, this property lends itself to a variety of lifestyles, whether as a permanent residence, holiday retreat, or



investment opportunity. The SOUTH EAST FACING GARDEN has been thoughtfully landscaped for LOW MAINTENANCE and maximum enjoyment. Timber fenced boundaries provide privacy, while a sizeable PATIO extends directly from the sitting room, ideal for al fresco dining or relaxing with friends. A RAISED TIMBER DECK offers additional seating and leads to a HOT TUB (available separately) sheltered under a timber pergola, creating a private oasis for unwinding after a day at the beach.

- No Chain - Seaside Character Home or Investment Property
- Extensive High Quality Refurbishment including Roofing, Electrics & Plumbing
- Currently a Successful Holiday Let Producing Approx. £35k PA
- 16' Sitting Room with a Feature Fireplace & Wood Burner
- 20' Kitchen/Dining Room with Exposed Timber Beams & Brick Work
- Two Linked Bedrooms with Character Features
- Luxury En Suite Shower Room with a Rainfall Shower & Ground Floor Bathroom
- South East Facing Low Maintenance Garden with a Sizeable Patio & Decking



The sought after coastal village of Bacton is situated on the north east Norfolk coast with its excellent sandy beaches that stretch for miles. The north Norfolk coast is classified as an Area of Outstanding Natural Beauty offering superb opportunities for bird watching, coastal walks and sailing. Bacton offers a range of amenities, including a primary school, general store, village hall, cafe, fish and chip shop, public house and vehicle garage. The village has regular bus services to neighbouring North Walsham and Stalham which offer a greater range of amenities.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: F

SETTING THE SCENE

Surrounded by similar pretty cottages, this semi-detached home sides onto the road and approached via a shingle driveway, access leads directly into the property, whilst gated access leads to the rear garden.

THE GRAND TOUR

Once inside, the kitchen/dining room opens up, flooded with natural light and enjoying a range of character features including exposed timber beams, brickwork and stonework. Sitting under a vaulted ceiling with recessed spotlighting and velux windows, the kitchen itself offers an L-shape arrangement of base level units with solid wood work-surfaces and integrated cooking appliances, including an inset electric ceramic hob and built-in electric oven, with a glass splash-back and extractor fan. A feature fireplace includes a double sided wood burner with the sitting room, with an integrated dishwasher and space for an American style fridge freezer. Stone flooring runs underfoot with ample space for a dining table. An open plan aspect leads to the main sitting room - centred on the feature exposed brick fireplace and double sided cast iron wood burner. The spacious room enjoys garden views and a door leading out to the garden, with continued stone floor underfoot and feature exposed stone work.

An inner hallway conceals a door and stairs to the first floor, and a timber latch and brace door leads off to the ground floor family bathroom. Finished to a high standard with fully tiled walls, the bathroom offers a three piece suite including a concealed low level WC with a feature hand wash basin, and freestanding rolled top bath, with mixer shower tap and wall mounted recessed television. Wood effect flooring can be found underfoot whilst a built-in cupboard offers storage.

Heading upstairs, a spacious landing offers a variety of uses as either a bedroom or study space, with stripped wood flooring, exposed timber beams and stonework. Steps lead up to the main double bedroom enjoying two rear facing windows and a part vaulted ceiling with exposed timber beams, with ample space for wardrobes and a door leading off to a private ensuite. Finished with a contemporary white three piece suite, the shower room offers a corner shower cubicle with a twin head thermostatically controlled rainfall shower, storage under the hand wash basin, tiled splash-backs and heated towel rail.

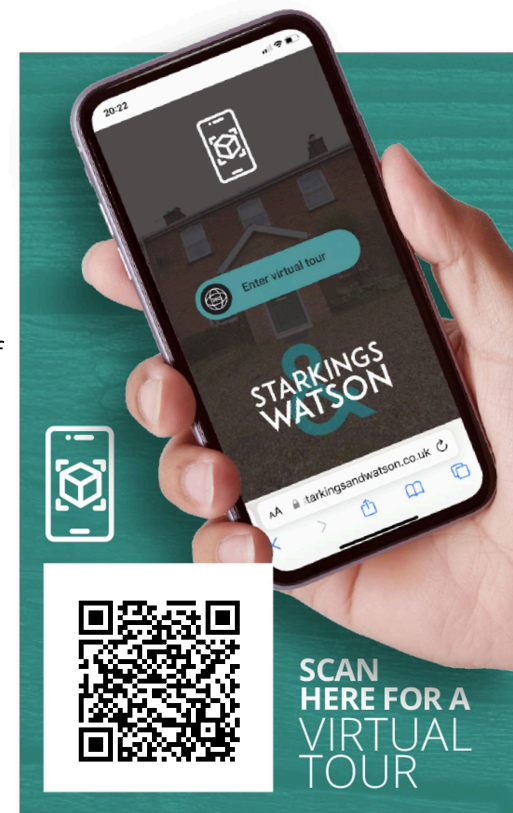
FIND US

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What3Words : ///riverside.stint.increased

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

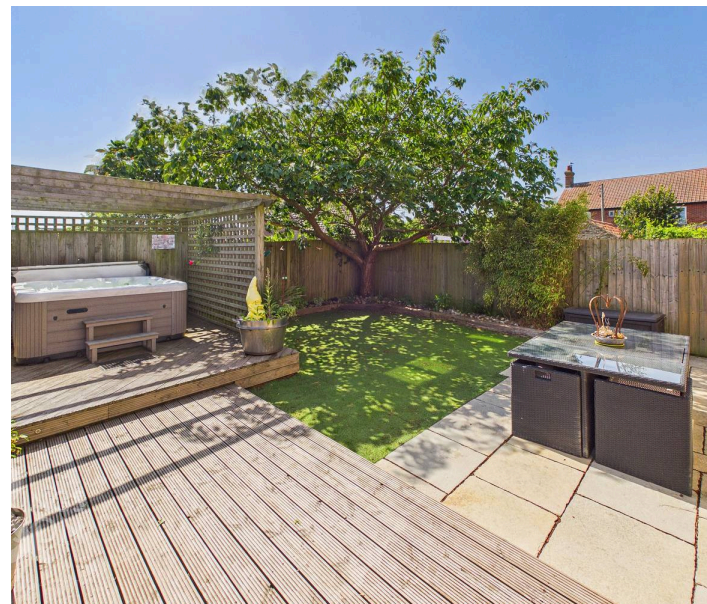






THE GREAT OUTDOORS

The rear garden has been designed for ease of maintenance, with enclosed timber fenced boundaries. A patio seating area extends from the sitting room, with a raised timber decked area offering further seating, with a hot tub sitting to the far corner under a timber pergola. Artificial lawn covers most of the garden, with a range of planted borders to the side and rear.





Approximate total area⁽¹⁾

699 ft²

64.8 m²

Balconies and terraces

264 ft²

24.5 m²

Reduced headroom

22 ft²

2.1 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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