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2 The Crescent, Walcott, Norfolk, NR12 0NH

A detached three-bedroom bungalow offering an excellent opportunity as a family home, coastal retreat or potential holiday let (Subject to the usual permissions). Situated in the historic coastal village of Walcott on the north-east Norfolk coast, the property is ideally placed for enjoying miles of sandy beaches, coastal and cliff-top walks, with local amenities including a village store and post office, public house and fish and chip shop.

Occupying a corner plot along an unmade lane with direct access to the stunning, dog-friendly sandy beach, the property is set back from the road and approached via a shingle driveway providing off-road parking and access to the garages. The side and rear gardens are neatly maintained and feature a central lawn, paved terraces, mature shrubs, palm trees and a timber summer house, creating a private and relaxing outdoor space.

The bungalow is well presented throughout. A side entrance opens into an enclosed porch and through to a modern kitchen with adjoining dining room. A rear door leads into a useful hall/utility area and family bathroom. The lounge features a fireplace and leads through to an inner hallway, providing access to the three bedrooms.

The property also benefits from its proximity to Bacton, with its selection of public houses and restaurant, while the nearby market towns of Stalham and North Walsham provide a wider range of amenities, including schooling for all ages, supermarkets, doctors, dentist, library and independent shops.



Detached



Bungalow



Older



1 Bathroom



2 Receptions



3 Bedrooms



Tax Band A

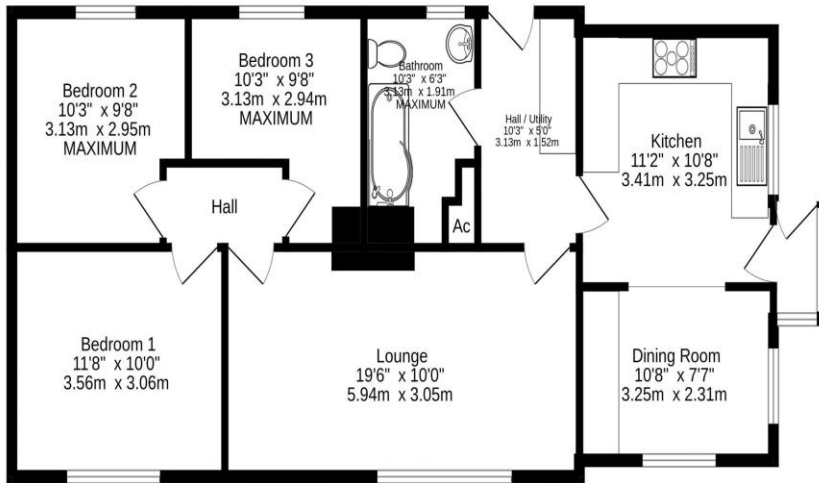


Off-Road
Parking

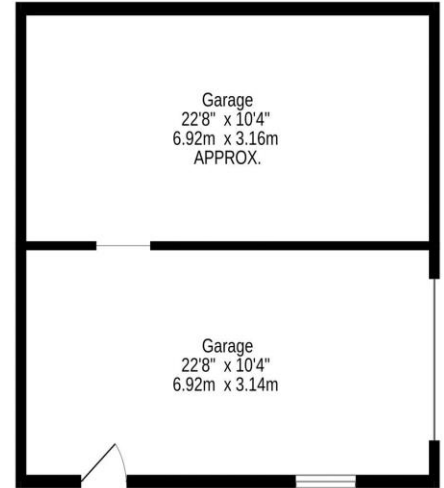


Garage





Ground Floor
836 sq.ft. (77.7 sq.m.) approx.



Garage
469 sq.ft. (43.6 sq.m.) approx.

TOTAL FLOOR AREA : 1305 sq.ft. (121.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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