



Victoria Beach Road, Bacton Norwich NR12 0EP

welcome to

Victoria Beach Road, Bacton Norwich

This immaculately presented 4/5 bedroom Victorian town house with annexe, driveway parking and good sized rear garden would make an ideal family home within walking distance to Bacton beach.



Description

The property was previously used as a successful B&B, and has five en-suite bedrooms, including the annexe. The property offers accommodation comprising entrance hall, living room/ diner, cloakroom, kitchen, utility room, ground floor bedroom with en-suite, a further living room and conservatory on the ground floor. The first floor boasts two double en-suite bedrooms, offering sea views to the front. The third floor consists of two further double bedrooms with en-suites, again with sea views to the front aspect. Externally the property has driveway parking for up to four vehicles and a well maintained rear garden with greenhouse, garden shed, raised flowers beds, lawn and patio areas. The property is within a one minute walk to Bacton beach, viewing is advised to truly appreciate this beautiful home.

Entrance Hall

Door to the front aspect, under stairs storage area, emergency lighting and fire alarm, radiator and laminate flooring.

Cloakroom

Door to the front aspect, under stairs storage area, emergency lighting and fire alarm, radiator and laminate flooring.

Lounge/ Diner

23' 11" x 13' 8" (7.29m x 4.17m)

Double glazed bay window to the front aspect, fireplace, storage cupboard, gas central heating boiler, TV point, wall lights, door to the side aspect, radiator and wooden flooring.

Second Living Room

13' 8" x 9' 6" (4.17m x 2.90m)

Patio doors into the Conservatory, wall lights, TV point, under floor heating and tiled flooring.

Kitchen

15' x 9' 1" (4.57m x 2.77m)

Fitted kitchen with range of wall and base units, work surfaces over, eye level oven, electric hob with

cooker hood above, plumbing for dishwasher, space for fridge freezer, one and a half stainless steel sink drainer, double glazed window and door to the rear aspect and tiled flooring.

Utility Room

6' 6" x 5' 9" (1.98m x 1.75m)

Wall and base cupboards with work surfaces, plumbing for washing machine, space for tumble dryer and vinyl flooring.

Conservatory

13' 7" x 8' 10" (4.14m x 2.69m)

UPVC construction with brick base, lighting, under floor heating and tiled flooring.

Ground Floor Bedroom Five

12' 7" x 11' 6" (3.84m x 3.51m)

Double glazed window to the rear aspect, under floor heating, tiled flooring and door to en-suite.

En-Suite Bathroom

Suite comprising of bath with electric shower over, wash hand basin, WC, shaver point, part-tiled walls and tiled flooring.

First Floor Landing

Radiator, carpeted flooring, double glazed window to the front aspect with sea views, stairs to the 2nd floor and doors into bedrooms.

Bedroom Three

17' 1" x 13' 7" (5.21m x 4.14m)

Double glazed bay window to the front aspect, television and telephone points, radiator, carpeted flooring and door to en-suite.

En-Suite

Suite comprising of shower cubicle, wash hand basin, WC, shaver point, towel rail, extractor fan and tiled flooring.

Bedroom One

16' 8" x 9' 8" (5.08m x 2.95m)

Double glazed window to the rear aspect, airing

cupboard with pressurised tank, television point, radiator, carpeted flooring and door to en-suite.

En-Suite Shower Room

Suite comprising of shower cubicle, wash hand basin, WC, shaver point, extractor fan, radiator and tiled flooring.

Second Floor Landing

Double glazed window to the front aspect offering sea views, radiator, carpeted flooring, doors into bedrooms and access into loft space.

Bedroom Four

13' 9" x 13' 5" (4.19m x 4.09m)

Double glazed window to the front aspect offering sea views, telephone and television points, radiator, carpeted flooring and door en-suite.

En-Suite Bathroom

Suite comprising of bath with electric shower over, wash hand basin, WC, shaver point, extractor fan, radiator and tiled flooring.

Bedroom Two

16' 8" x 9' 7" (5.08m x 2.92m)

Double glazed window to the rear aspect, television and telephone points, radiator, carpeted flooring and door to en-suite.

En-Suite Shower Room

Suite comprising of shower cubicle, wash hand basin, WC, shaver point, extractor fan, radiator and tiled flooring.

Exterior

The front of the property offers driveway parking for up to four vehicles. The rear of the property boasts a good sized garden enclosed by fencing with lawn and patio seating areas, raised flower beds, insulated timber workshop with power, greenhouse and plenty of shrubs, plants and greenery.



view this property online williamhbrown.co.uk/Property/NWM109853



welcome to

Victoria Beach Road, Bacton Norwich

- One Bedroom Annexe
- Four Double Bedroom Main Accommodation
- En Suites on Every Bedroom
- Three Reception Rooms
- Character Features

Tenure: Freehold EPC Rating: C
Council Tax Band: A



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.localagent.com

£495,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/NWM109853](https://www.williamhbrown.co.uk/Property/NWM109853)



Property Ref:
NWM109853 - 0003

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](https://www.williamhbrown.co.uk)