



**Horizon Views, Walcott Norwich NR12 0NY**

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## **Horizon Views, Walcott Norwich**

Charming 2-Bedroom Semi-Detached Bungalow with Courtyard Style, Low Maintenance Garden and Stunning Field Views- Just Minutes from the Beach at Walcott. Walcott is a Popular Coastal Village with Local Amenities such as Pubs, Shops, Cafe and Chip Shop.



**William H Brown are proud to present this immaculately presented 2-bed semi-detached bungalow, situated on the outskirts of the popular Coastline Village in Walcott. Walking distance from the beach and other local amenities, providing the perfect escape from busy city living.**

Inside, the accommodation comprises an open plan living/dining area, kitchen, conservatory, two well proportioned bedrooms and a family bathroom. Moving outside, the property boasts a low maintenance courtyard style garden, fully enclosed with low fence panels to enjoy the field views and sunsets which back onto the property. The property comes with its own offroad parking for up to 3 cars.

**Whether you are looking for a peaceful permanent residence or a seaside retreat/holiday let, this charming bungalow offers coastal convenience and countryside calm. Call now to avoid missing out on this coastal gem.**

#### **Lounge**

17' 7" x 13' 6" ( 5.36m x 4.11m )

Double glazed window to the side aspect, double glazed bay window to the front aspect, 2 x radiators and carpeted flooring.

#### **Kitchen**

10' 4" x 8' 3" ( 3.15m x 2.51m )

Fitted kitchen with range of wall and base units and work surfaces over, built in oven and hob, sink drainer and tiled splashbacks, plumbing for washing machine, space for fridge freezer, double glazed window to the rear aspect and tiled flooring.

#### **Conservatory**

10' 1" x 8' 3" ( 3.07m x 2.51m )

Upvc with brick base, radiator and tiled flooring.

#### **Bedroom One**

11' 9" to wall x 9' ( 3.58m to wall x 2.74m )

Built in wardrobe, double glazed window to the front aspect, radiator and carpeted flooring.

#### **Bedroom Two**

11' 8" x 5' 5" ( 3.56m x 1.65m )

Access to the loft, double glazed window to the rear aspect and carpeted flooring.

#### **Bathroom**

Suite comprising bath with shower attachment over, vanity unit with wash hand basin and WC, double glazed frosted window to the rear aspect, shaver point, extractor fan, tiled walls, radiator, towel rail and tiled flooring.

#### **Exterior**

Rear garden is fully enclosed, South facing with fence panels, oil tank, patio area with rotary washing line, timber framed shed with power. Garden has views over the fields and church.



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



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## Horizon Views, Walcott Norwich

- NO ONWARD CHAIN!
- 5 Minute Walk to the Beach
- Village Location with Local Amenities
- Tranquil Low Maintenance Garden with Stunning Field Views!
- Currently Used as a Popular Holiday Let

Tenure: Freehold EPC Rating: D

Council Tax Band: Deleted

# £190,000



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