

property details **approval form**

75 Coastline Village, Walcott, Norwich, Norfolk, England, NR12 0NE

Date: 03 August 2026

Property Ref and Version: NWS108781 - 0005

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your William H Brown office: 52 High Street, Stalham, NORWICH, Norfolk, NR12 9AS

T 01692 581034 **E** stalham@williamhbrown.co.uk

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>> **price**

£170,000

Tenure: Freehold

>> **key features**

- > 2 Bedroom Terraced House
- > Pristine Condition and Decor
- > Popular Coastal Location
- > Well-kept Private & Secure Garden
- > Countryside Views and Walks
- > Excellent First Home
- > EPC Rating: D

>> **short description**

For sale, this immaculate 2-bedroom terraced house on Coastline Village, Walcott. Enjoy the well presented living and well-kept garden, minutes away from Norfolk's beaches. Regular buses connect to Norwich city centre and rail services beyond. Call us now to book a viewing!

>> **long description**

Here we have for sale an immaculate, two-bedroom terraced house is situated on Coastline Village, Walcott, Norfolk. Within a coastal setting close to the beach and local amenities. Well suited to first-time buyers, single people and young couples, the property combines comfortable living with a well-kept and private garden.

The ground floor features a conservatory with large windows providing a garden view and direct access outside, creating a good connection between indoor and outdoor spaces. The kitchen benefits from natural light and forms part of the main living area, offering a practical layout for day-to-day living, cooking and entertaining.

Upstairs are two double bedrooms, including a master bedroom, along with a well-appointed bathroom comprising a free-standing bath, shower and tiled walls.

Outside, the property enjoys a beautiful, private and secure garden. Perfect for those with pets, who enjoy spending time outdoors.

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Coastline Village sits within reach of coastal walking routes and beaches along the Norfolk coast. Local amenities, including shops and cafés, can be found in nearby.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

>> **directions**

>> **Agent Note**

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>> **room description**

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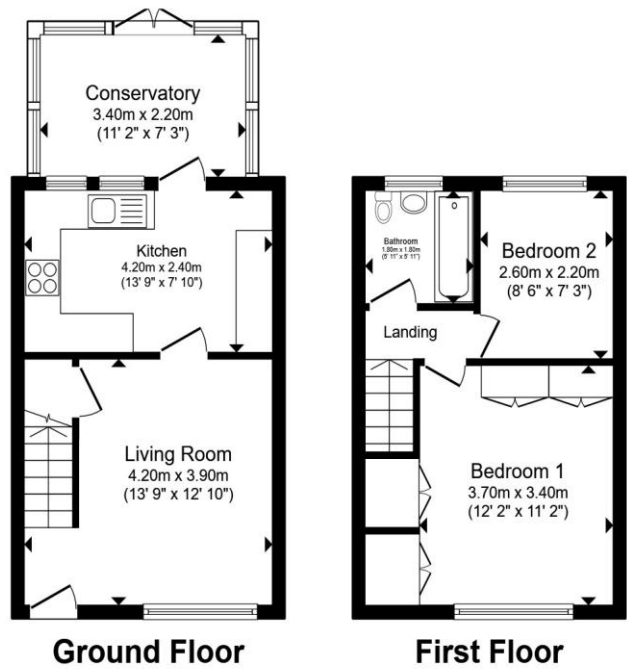
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>> floor plan



Total floor area 60.6 m² (653 sq.ft.) approx
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.propertybox.io



>> approval

Signature **Date**

Josh Robinson		
Miss C.L. Boundy		