



Coastline Village, Walcott, Norwich, NR12 0NE

welcome to

Coastline Village, Walcott, Norwich

This is a well-built 2-bedroom semi-detached bungalow with large conservatory and easy to maintain garden. Just minutes from the beach at Walcott, a popular coastal village with local amenities such as pubs, shops, cafés and chip shops.



Description

A well-presented, clean & tidy 2-bed semi-detached bungalow, situated on the popular Coastline Village in Walcott. Walking distance from the beach and other local amenities, providing the perfect escape from busy city living. The accommodation comprises an open plan living/dining area, kitchen, large uPVC conservatory, two well-proportioned bedrooms and a main bathroom. The rear garden is mostly lawn and easy to maintain. The front is mostly shingle and has 2 allocated parking spaces. The particular bungalow is situated at the front of coastline village and is easy to get to.

Entrance Porch

With PVC front door and double glazed window. Carpeted flooring and internal door leading to

Living Room

With carpeted flooring and stone fireplace with working gas fire. uPVC double glazed windows to the front and side aspects. x 2 radiators and fuse box located. This room is spacious enough to serve as a living/dining space.

Kitchen

With tiled flooring and tile splashback surrounding the kitchen units. There is a range of base and wall units for storage. Integral oven and electric hob with extractor hood above. Stainless steel sink and drainer and space for an undercounter fridge and washing machine. Spotlights, radiator and airing cupboard.

Conservatory

With tiled flooring and PVC on all surrounding walls. Electric radiator. uPVC double glazed doors leading out to rear garden.

Bedroom 1

With carpeted flooring, uPVC double glazed window to the front aspect, radiator.

Bedroom 2

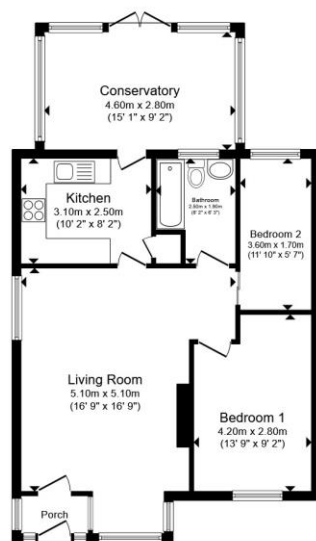
With carpeted flooring, uPVC double glazed window to rear aspect. Radiator and loft hatch access.

Bathroom

With tiled flooring and part tiled walls. uPVC double glazed frosted window to the rear. Bath with shower over, WC and ceramic basin. Spotlights, radiator and extractor fan. Shavers point.

Exterior

To the front of the property is a shingled front garden with shallow patio steps up to the front door and a small patio area with a bench for sitting and looking out over the fields. There is allocated parking at the property for 2 cars. To the rear there is a fully enclosed garden that is mainly laid to lawn. There are a few small areas of patio and pathway. Large timber built shed for storage and an oil tank.



Floor Plan

Total floor area 71.6 m² (770 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



view this property online williamhbrown.co.uk/Property/NWS108627



welcome to

Coastline Village, Walcott, Norwich

- 2 Bedroom Semi- Detached Bungalow
- Walking Distance to the Beach
- Part of a Community
- Allocated Parking
- Fully Enclosed Private Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£220,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/NWS108627](https://www.williamhbrown.co.uk/Property/NWS108627)



Property Ref:
NWS108627 - 0002

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 581034



stalham@williamhbrown.co.uk



52 High Street, Stalham, NORWICH, Norfolk,
NR12 9AS



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