GUIDE PRICE

£250,000

Bacton Road, North Walsham, NR28 0RA

Arnolds | Keys

THE PROPERTY

1 Melbourne Cottages, Bacton Road, North Walsham, NR28 0RA

A charming two bedroom cottage situated within walking distance to the popular market town of North Walsham. The property boasts immaculately presented accomodation with an established rear garden, off road parking and garage. This charming cottage has been thoughtfully renovated by the current owner to provide immaculately presented accommodation whilst still retaining its characterful charm. The property comprises an entrance hall leading to a bright and welcoming living room with original fireplace, dining room, a contemporary fitted kichen with doors leading to the spacious rear garden, a stylish bathroom and two bedrooms to the first floor. Externally, the home offers a double width driveway with off road parking to the front, access to the single garage and a mature rear garden.

Having been renovated by the current owner the property is 'move in ready' and offers an ideal opportunity for first time buyers, investors or those looking for a convenient lifestyle close to the town.

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THE DETAILS

Property Details

ENTRANCE HALL
Composite door to front entrance, double glazed window to side aspect, laminate flooring, carpeted stairs to first floor.

LIVING ROOM
A dual aspect room with double glazed window to front and side aspect, original red brick fireplace, carpet, electric heater.

DINING ROOM
Double glazed window to side aspect, built in understairs cupboard, engineered oak flooring, eletric heater.

KITCHEN
Double glazed window to side aspect, double glazed sliding patio door to garden, fitted with a range of wall and base units with quartz worksurface over and inset sink, Samsung four ring electric hob, fitted electric oven and microwave, integrated fridge/freezer, laminate flooring, space and plumbing for washing machine.

BATHROOM
Double glazed window with obscured glass to rear aspect, bath with mains connected and rainfall shower head, vanity unit with wash hand basin and WC, heated towel rail, tiled flooring, built in cupboard.

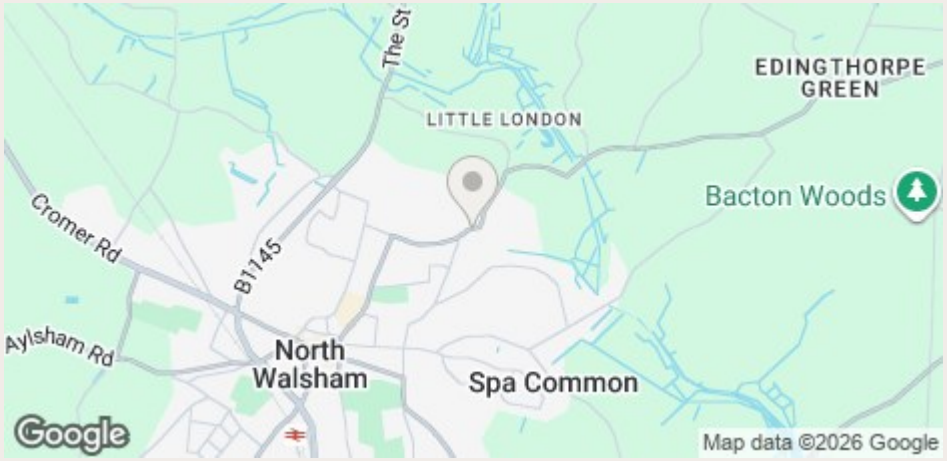
FIRST FLOOR LANDING
Carpet, doors to both bedrooms:-

BEDROOM ONE
Double glazed window to front aspect, carpet, built in storage cupboard, carpet, electric heater.

BEDROOM TWO
Double glazed window to rear aspect, carpet, electric heater.

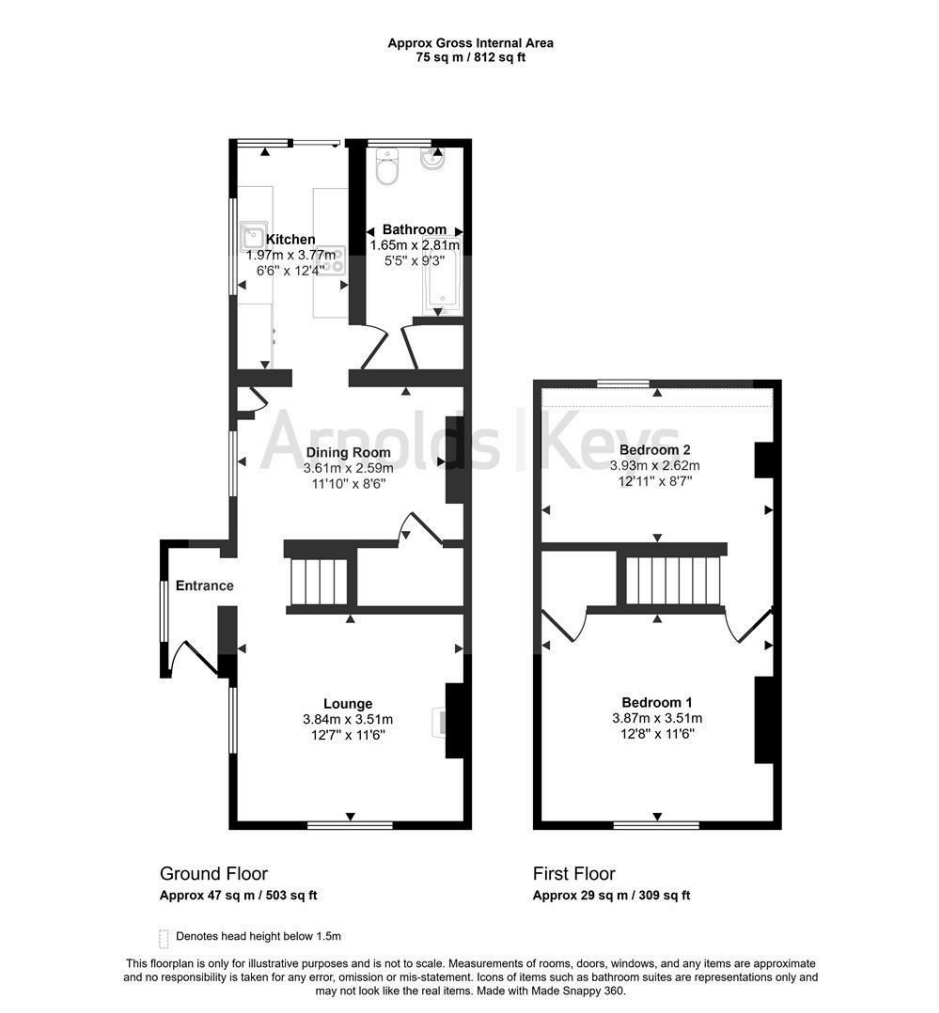
EXTERNAL
To the front the property features a double width driveway with access to the single garage which has an up and over door. A gate leads to the rear garden which is mainly laid to lawn with a variety of established plants and a paved patio seating area.

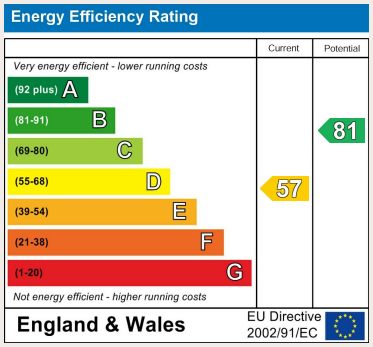
AGENTS NOTES
This property is Freehold.
Electricity, water and gas connected.
Septic tank drainage.
Council tax band: B (North Norfolk).



Location

Situated in the heart of North Norfolk, North Walsham is a thriving market town that blends traditional charm with excellent everyday convenience. The town offers a wide range of local amenities including supermarkets, independent shops, cafés, pubs, healthcare facilities and well regarded schools. North Walsham's historic town centre retains a welcoming community feel, while regular markets and local events add to its vibrant character. Residents also benefit from nearby leisure facilities, countryside walks and easy access to the stunning Norfolk Broads and coastline. North Walsham is exceptionally well connected, with direct rail services to Norwich approximately 15 miles south, providing onward links across the region and beyond. The popular seaside towns of Mundesley and Cromer are within approximately 5 and 8 miles respectively, offering beautiful sandy beaches and coastal attractions. The nearby Norfolk Broads are easily accessible for boating, walking and outdoor pursuits, while Norwich International Airport lies around 16 miles away.





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