



Stepping Stone Cottage, Walcott Road, Bacton NR12 0LR

welcome to

Stepping Stone Cottage Walcott Road, Bacton Norwich

This two bedroom detached home set within walking distance to Bacton beach is being sold with no onward chain and would make an ideal holiday home/ let or main residence!



Currently being used as a successful holiday let and set within the popular coastal village of Bacton and within walking distance to the beach. This charming two bedroom detached cottage has ample driveway parking, rear garden and is being sold with no onward chain. The property offers accommodation comprising entrance hall, lounge, kitchen/ diner, rear lobby and cloakroom on the ground floor. The first floor offers two double bedrooms and a wet room. Externally, the property boasts driveway parking for two vehicles and an enclosed rear garden with lawn, patio seating area and a garden shed.

Entrance Hall

Double glazed door to the front aspect, stairs to the first floor, radiator and laminate flooring.

Lounge

Double glazed window to the front aspect, double glazed door to the rear aspect leading into the rear garden, brick fireplace surround with wood burner, television point, radiator, laminate flooring and an understair cupboard.

Kitchen/ Diner

Fitted kitchen with a range of wall and base units with work surfaces over, built in electric oven, gas hob with cooker hood above, stainless steel sink drainer, built in dishwasher, stainless steel sink drainer, tiled splashback, space for fridge/ freezer, air conditioning unit, radiator spotlights, television point, brick effect tiled flooring and double glazed windows to the front and rear aspects.

Rear Lobby

Plumbing for washing machine, radiator, electric consumer unit, spotlights, double glazed door to the side aspect leading into the rear garden, access into loft space and brick effect tiled flooring.

Cloakroom

WC, wash hand basin with tiled splashback, radiator, brick effect tiled flooring and a double glazed window to the rear aspect.

First Floor Landing

Double glazed window to the front aspect, telephone point, airing cupboard housing hot water tank, radiator and carpeted flooring.

Bedroom One

Double glazed window to the front aspect, spotlights, television point, radiator and carpeted flooring.

Bedroom Two

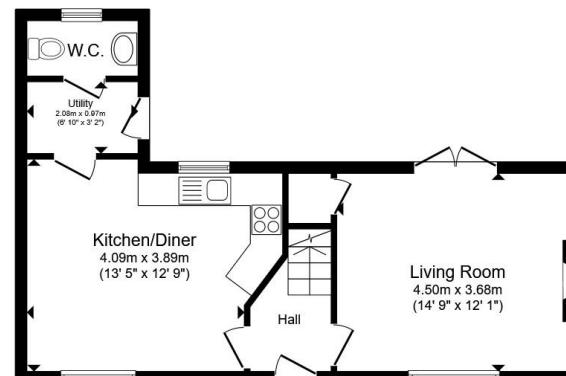
Double glazed window to the front aspect, wall lights, spotlights, radiator and television point.

Wet Room

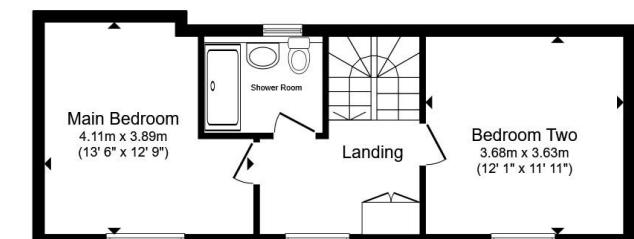
Suite comprising walk in shower, WC, wash hand basin with vanity unit, spotlights, heated towel rail, vinyl flooring and a double glazed window to the rear aspect.

Exterior

To the side of the property you will find two driveway parking spaces in a shared driveway. Via a side gate you will access the rear garden which is mainly laid to lawn with pathway, two patio seating areas, outdoor tap and garden shed.



Ground Floor



First Floor

Total floor area 83.8 m² (902 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



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Stepping Stone Cottage Walcott Road, Bacton Norwich

- Character Property Built in 2014
- Two Double Bedrooms
- Kitchen/ Diner
- Driveway Parking
- Walking Distance to Bacton Beach
- No Onward Chain
- Currently a Successful Holiday Let

Tenure: Freehold EPC Rating: C

Council Tax Band: Deleted

£325,000



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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.



Property Ref:
NWM109946 - 0004



Please note the marker reflects the postcode not the actual property

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