



## Ostend Road, Walcott, Norwich

Guide Price £140,000 Freehold

Energy Efficiency Rating : 46

- ✓ Vendors Found!
- ✓ Sea Views in Abundance
- ✓ Fantastic Modern Finish
- ✓ Open Plan Living Spaces
- ✓ Kitchen with Space For Appliances
- ✓ Bathroom, Cloakroom & Utility Room
- ✓ Off Road Parking
- ✓ Courtyard Garden with Storage

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116





**CASH BUYERS ONLY.** This SEMI-DETACHED BUNGALOW enjoys a **FANTASTIC LOCATION** with **SEA VIEWS** visible to the **FRONT** and **SIDE**, and close proximity to the **SEAFRONT** for walks and summer beach activities. The property is of **NON-STANDARD CONSTRUCTION** with good sized rooms, and finished with **MODERN CONVENIENCES** including remote controlled ceiling fan lights, and **ELECTRIC HEATED TAPS** - meaning there is no cylinder heating water that isn't used! The remaining accommodation is heated with **ELECTRIC STORAGE HEATERS** and comprises an **ENTRANCE AREA/SNUG**, generous **SITTING ROOM**, utility room, **DINING ROOM** which opens to the **KITCHEN**, cloakroom, **TWO DOUBLE BEDROOMS** of which the main bedroom has an **EN SUITE SHOWER ROOM** with aqua board splash backs. The property has a rear garden which is **LOW MAINTENANCE** and is enclosed with **TIMBER FENCE**. There is ample off road parking for **MULTIPLE VEHICLES**, space for a **STORAGE SHED** and **SUMMER HOUSE**.

## LOCATION

Walcott is a small seaside village on the north east coast of Norfolk and has an approximate population of 1500. The property is within walking distance of the sandy beaches. Walcott has a village store/post office and there are further facilities at the nearby village of Bacton. The market towns of North Walsham and Stalham are within a short driving distance. Stalham is a popular Broadland market town with access to the Broads from nearby Stalham Staithe. There are many facilities including schools, doctors, dentist, supermarket, Library, Hotel and a variety of shops. Bus services run from Stalham, Railway services are available from Wroxham and North Walsham which provides direct

access to the cathedral city of Norwich. Norwich Station run regular intercity train services to London Liverpool Street with journey times of 1 hour and 40 minutes. Norwich also has an International Airport.

## DIRECTIONS

You may wish to use your Sat-Nav (NR12 0NL), but to help you...Leaving Norwich via Wroxham Road, proceed through Wroxham and Hoveton, continuing towards Stalham. Before reaching Stalham, turn left into Stepping Stone Lane and continue for approximately half a mile and at the junction turn left onto the Brumstead Road. Proceed for approximately 4 miles into Walcott. Upon reaching Walcott, turn first right into Ostend Road and follow the road along turning into Seaview Crescent, the property can be found towards the end of the road on the right hand side.

Approached via a shingle driveway with adjacent lawned frontage.

uPVC obscure double glazed entrance door to:

## ENTRANCE AREA/SNUG

6' 10" x 9' (2.08m x 2.74m) Fitted carpet, electric storage heater, uPVC double glazed window to front, smooth ceiling with roof lantern x2, opening to:

## SITTING ROOM

14' x 13' 10" (4.27m x 4.22m) Fitted carpet, electric storage heater, telephone point, door to utility room and both bedrooms. smooth coved ceiling, opening to:



### DINING AREA

11' 4" x 7' 11" (3.45m x 2.41m) Fitted carpet, electric storage heater, uPVC double glazed window to side, uPVC double glazed door and window to rear, smooth ceiling, opening to:

### KITCHEN

9' 8" x 7' 10" (2.95m x 2.39m) Fitted range of wall and base level units with complementary rolled edge work surfaces, and inset stainless steel sink and drainer unit with electrically heated mixer tap with temperature gauge, inset electric induction hob and built-in electric oven, wood effect flooring, space for dishwasher and fridge freezer, uPVC double glazed window to rear, smooth ceiling.

### UTILITY ROOM

Fitted carpet, space for washing machine and tumble dryer, built-in high level storage cupboard, smooth ceiling, door to:

### CLOAKROOM

Two piece suite comprising low level W.C., hand wash basin set within vanity unit with storage cupboard under and electrically heated mixer tap over with temperature gauge, uPVC obscure double glazed window to side, smooth ceiling.

### DOUBLE BEDROOM

8' 6" x 7' 3" (2.59m x 2.21m) Fitted carpet, uPVC double bay glazed window to front, smooth coved ceiling.

### DOUBLE BEDROOM

12' 6" x 10' 3" Max. (3.81m x 3.12m) Fitted carpet, electric storage heater, built-in double wardrobe x2, separate built-in storage cupboard, uPVC double glazed bay window to rear, smooth coved ceiling, door to:

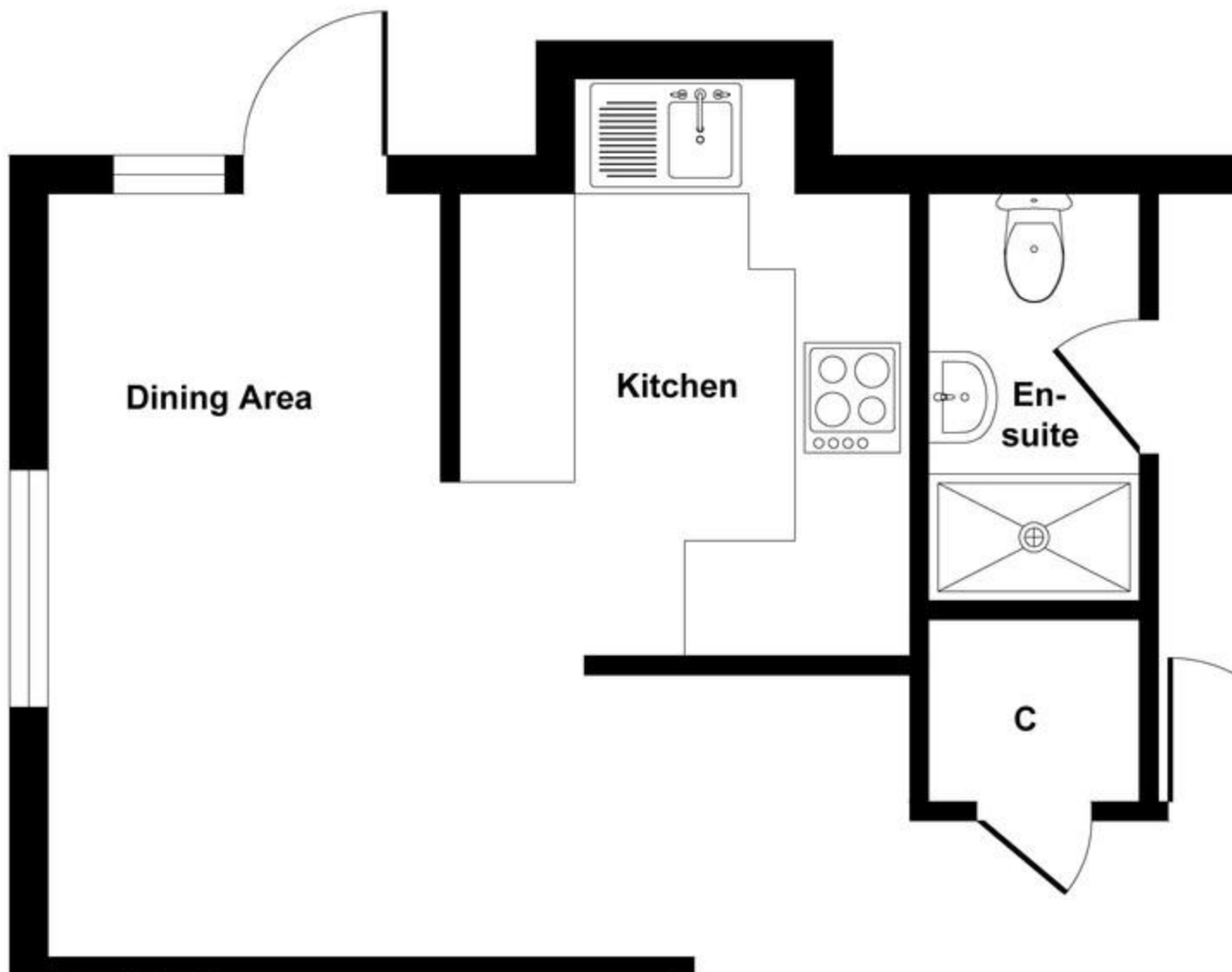
### EN SUITE

Three piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and electrically heated mixer tap over with temperature gauge, shower cubicle with electric shower, Aqua board splash backs, uPVC obscure double glazed window to rear, smooth ceiling with recessed spotlighting.

### OUTSIDE REAR

Leaving the property via the dining room door, the rear garden is low maintenance with hard standing patio providing entertaining space, with gated access to the parking.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements