



**Syrene, Kimberley Road,
Bacton, Norfolk, NR12 0EN**

- Modern Semi-Detached House
- Panoramic Open Views to Rear
- Short Walk to Sandy Beach
- Three Bedroom Accommodation

£325,000

EPC Rating 'D 63'





Property Description

Set well back from the road, this established semi-detached house enjoys panoramic open views to the rear and is just a short walk from the beach, providing three bedroom accommodation over two floors.

The property, which has been extensively modernised by the current Vendors, sits in a generous plot measuring over 140' long, with off road parking space for several vehicles. The attached garage has been partly converted into a bar, with double doors opening out to the low maintenance rear garden, with hot tub, decking and pergola.

The kitchen, bathroom and ground floor cloakroom have all been re-fitted and the house also enjoys gas fired central heating, uPvc sealed unit double glazing, panelled oak interior doors and a spacious 'L' shaped lounge/dining room.



Location

Bacton is a popular coastal village offering local shopping facilities, cafe/restaurants, village school, church and an excellent sandy beach.

More extensive facilities are available within the town of North Walsham including schools and train services to Norwich, which is just over twenty miles to the south of Bacton. The region is accessible by road and rail with the A11/M11 to London and main line rail connection to London/Liverpool Street Station taking approximately 100 minutes from Norwich Station. The rapidly expanding Norwich Airport offers domestic and European flights. The North Norfolk coastline, much of which is classified as an area of outstanding natural beauty, includes bird sanctuaries, beaches and sailing.



Accommodation

Front entrance door opening to:

Entrance Lobby

Tiled floor, coved ceiling, panelled oak doors to WC and lounge/dining room.

Cloakroom

WC with concealed cistern and adjacent built-in cupboard, under fitted shelf with inset wash hand basin, space and plumbing for automatic washing machine and tumble dryer, half tiled walls, tiled floor, uPvc sealed unit double glazed window to front, coved ceiling.



Lounge/Dining Room

20' 3" x 18' 3" (6.17m x 5.56m) max A double aspect 'L' shaped room with uPvc sealed unit double glazed windows to front and rear, radiator, fireplace (not currently in use), TV aerial point, Karndean floor, staircase to first floor, panelled oak door to:

Kitchen

12' 11" x 8' 10" (3.94m x 2.69m) Fitted with a range of matching wood-finish base units and wall cupboards, curved end cupboards, wine rack, work surfaces with tiled splash backs, inset sink unit with mixer tap, space for range cooker, integrated dishwasher, half tiled walls, radiator, tiled floor with under-floor heating, uPvc sealed unit double glazed window to rear, coved ceiling with inset spotlights, door to side (to garden).



Landing

Panelled oak doors to all rooms, textured ceiling, door housing access to main loft space (with fitted ladder and roof light), further access door leading to smaller front loft space housing gas fired boiler.



Bedroom 1

10' 1" x 9' (3.07m x 2.74m) UPvc sealed unit double glazed window to rear, radiator, built-in storage recess, textured ceiling.

Bedroom 2

10' x 9' 1" (3.05m x 2.77m) UPvc sealed unit double glazed window to front, radiator, laminate wood floor, textured ceiling.

Bedroom 3

UPvc sealed unit double glazed window to rear, radiator, laminate wood floor, textured ceiling.



Bathroom

Matching white suite comprising wall mounted wash hand basin with mixer tap, close coupled WC, panelled jacuzzi bath with mixer tap, radiator, fully tiled walls, tiled floor, roof light.

Outside

A 70' long gravelled driveway to the front of the house provides off road parking space for several vehicles, with a turning area and a feature lawn to one side.

The attached single garage has been sub-divided by the current owner, leaving approximately half of the original space for storage. It is accessed via double doors to the front and has a pitched roof affording further storage space. An internal door from the remaining garage opens into the rear section, which has been converted into a bar, with double doors which in turn lead out into the rear garden.

The enclosed low maintenance rear garden is a particular feature, incorporating a decked area with hot tub and pergola, block paved patio area, and an artificial lawn. The garden backs onto fields at the rear, enjoying far reaching panoramic views across to Bacton church.



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General Information

Viewings

By arrangement with the agents, Acorn Properties

☎ 01692 402019

Services

Mains gas, electricity, water

Tenure

Freehold

Possession

Vacant possession on completion

Council Tax Band

Band C

Directions

From North Walsham head out on the Bacton Road and follow this all the way to Bacton. On reaching the village, take the first left hand turning into Coast Road and continue for approximately a third of a mile, before turning left into the unmade Wodehouse Road. Continue round to the right into Kimberley Road (also unmade), and the property can be found on the left hand side.



AWAITING EPC GRAPH

Floor Plan (Not to scale and intended as an approximate guide to room layout only)



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