



- Detached Chalet-Bungalow
- Five Bedrooms (One Ensuite)
- Off Road Position with Field Views
- Double Garage & Large Driveway

Priory Lodge, Priory Road, Bacton, Norfolk, NR12 0HQ

£550,000

A spacious detached chalet-bungalow enjoying a tucked-away, off road position with views to farmland & Bromholm Priory, 5 bedroom accommodation (1 ensuite), 27' double aspect lounge, open-plan kitchen/dining room, utility room, double garage, large driveway & well maintained gardens.

Energy rating tbc.



Property Description

A modern detached brick and flint faced chalet-bungalow enjoying a tucked-away position with stunning views from the first floor over open countryside and the historic ruins of Bromholme Priory.

The property offers spacious accommodation over two floors, with the ground floor comprising a large entrance hall, 27' lounge with French doors leading to the garden, a shower room, two double bedrooms (one currently used as a study), a stunning open-plan kitchen/dining room (with separate utility room) and a lobby with personal door leading into the double garage.

On the first floor, the main bedroom provides fitted wardrobes to one wall and an ensuite shower room, with wonderful views to the rear across to the Priory. There are two further bedrooms (each with fitted wardrobes) and a family bathroom with a white four piece suite.

Further benefits include solid oak flooring, oil fired central heating to radiators, a well-maintained garden providing a good degree of privacy and a generous gated driveway providing off road parking space for several vehicles.



Location

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

More extensive facilities are available within the market 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

Glazed front entrance door within recessed storm porch leading to:

Entrance Hall

Solid oak flooring, radiator, built-in airing cupboard housing hot water cylinder with slatted shelving, built in cupboard with hanging rail, doors to all rooms, staircase to to first floor, coved ceiling.

Lounge

27' 6" x 13' 10" (8.38m x 4.22m)

Feature stone fire surround housing wood burning stove, windows to front and side, TV aerial point, two radiators, coved ceiling, French doors leading to the garden.

Shower Room

Fitted with matching white suite comprising shower cubicle with tiled surround, vanity unit with solid oak top housing inset sink, WC with concealed cistern, window to front, tiled floor, coved ceiling with inset spotlights, extractor fan, heated towel rail.





Kitchen/Dining Room

21' 7" x 18' 3" (6.64m x 5.61m)

Fitted with a range of shaker-style base units under solid oak work surfaces with matching wall cupboards and wine rack. Inset sink and drainer with mixer tap, integral dishwasher and fridge, space for free-standing fridge/freezer and inset Rangemaster oven with 5 ring ceramic hob and extractor hood over. Tiled floor, coved ceiling with inset spotlights, radiator, patio doors leading to the garden, windows to side and rear, doors to utility room and lobby.

Utility Room

6' 6" x 5' 6" (2.01m x 1.70m)

Fitted base units under a solid oak work surface with space and plumbing for an automatic washing machine, inset sink and drainer with mixer tap, floor standing oil fired boiler and access to roof space. Tiled floor, window to rear and coved ceiling with inset spotlights.

Lobby

10' 3" x 3' 2" (3.12m x 0.97m)

Tiled floor, glazed doors leading to the front and rear, personal door to double garage.

Bedroom 4

10' 9" x 9' 11" (3.39m x 3.01m)

Window to front, coved ceiling, TV aerial point and radiator.

Bedroom 5 / Study

12' 9" x 8' 7" (3.90m x 2.62m)

Window to side, coved ceiling with inset spotlights, telephone point and radiator.

First Floor Landing

Velux roof light, doors to bedrooms and family bathroom, radiator, access to roof space with fitted ladder.



Bedroom 1

21' 1" x 13' 10" (narrowing to 6' 9") (6.43m x 4.22m)
Velux roof lights to front and rear with views to the front over the historic ruins of Bromholme Priory, TV aerial point, built-in wardrobes to one wall, radiator, door to:

Ensuite

Matching white suite comprising shower cubicle with tiled surround, vanity unit with solid oak top unit housing inset sink with mixer tap, cupboards and drawers under, WC with concealed cistern, inset ceiling spotlights, shaver point, heated towel rail, Velux roof light to front.

Bedroom 2

13' 3" x 10' 8" (4.03m x 3.27m)
Velux roof light to front, radiator, built in wardrobes to one wall, views over open countryside.

Bedroom 3

13' 5" x 10' 8" (4.11m x 3.3m) Velux roof light to rear, TV aerial point and fitted wardrobe.

Family Bathroom

Matching four-piece white suite comprising panelled bath with tiled splash backs, separate shower cubicle with tiled surround, vanity unit with solid oak top, inset sink with mixer tap and cupboard under, WC with concealed cistern. Inset ceiling spotlights, extractor fan, shaver point, heated towel rail, Velux roof light to front.

Outside

The property is approached through a Five Bar Gate with a long, shingled driveway leading to the main drive area which provides off road parking space for several vehicles and access to the attached double garage.

The garage measures approximately 17' 4" x 17' max (5.28m x 5.18m max) with a pitched roof, twin up and over doors and power/light connected.





The attractive, well maintain gardens extend to the side and rear of the bungalow, and are predominantly laid to lawn, being enclosed by mature shrubs and trees. There are also flower and shrub borders, a large, paved patio area adjacent to the kitchen/dining room and a store shed.

Referrals

Acorn Properties are pleased to recommend a variety of local businesses to our customers.

In most instances, these recommendations are made with no financial benefit to Acorn Properties.

However, if we refer our clients to our trusted local Solicitors, Surveyors or Financial Services, Acorn Properties may receive a 'referral fee' from these local businesses. If a referral to our trusted local solicitors is successful, Acorn Properties receive a referral fee of £100 - £180 following the successful completion of the relevant sale or purchase. There is no obligation for any of our clients to use our recommended solicitors, but we find the existing relationships we have with these firms can be beneficial to all parties.

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For each successful Surveyors referral Acorn Properties will receive a fee of between £30 and £100. There is no obligation for our clients to use our recommended Surveyors.



General Information

Services

Mains electricity & water connected.

Oil fired central heating.

Tenure

Freehold

Possession

Vacant possession on completion

Council Tax Band

Band E

Directions

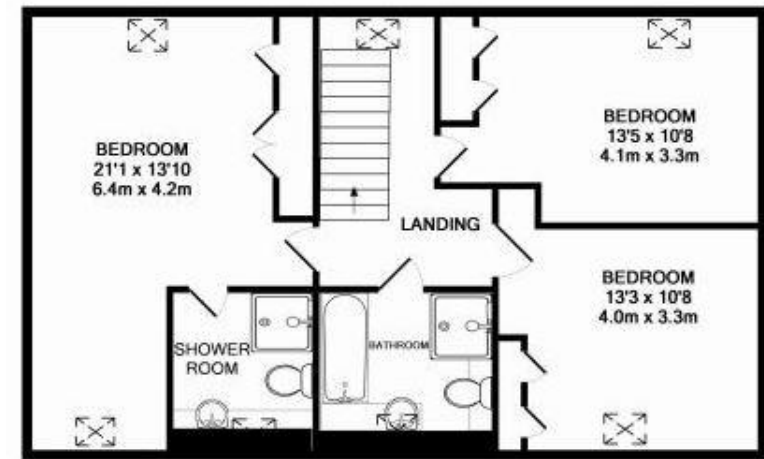
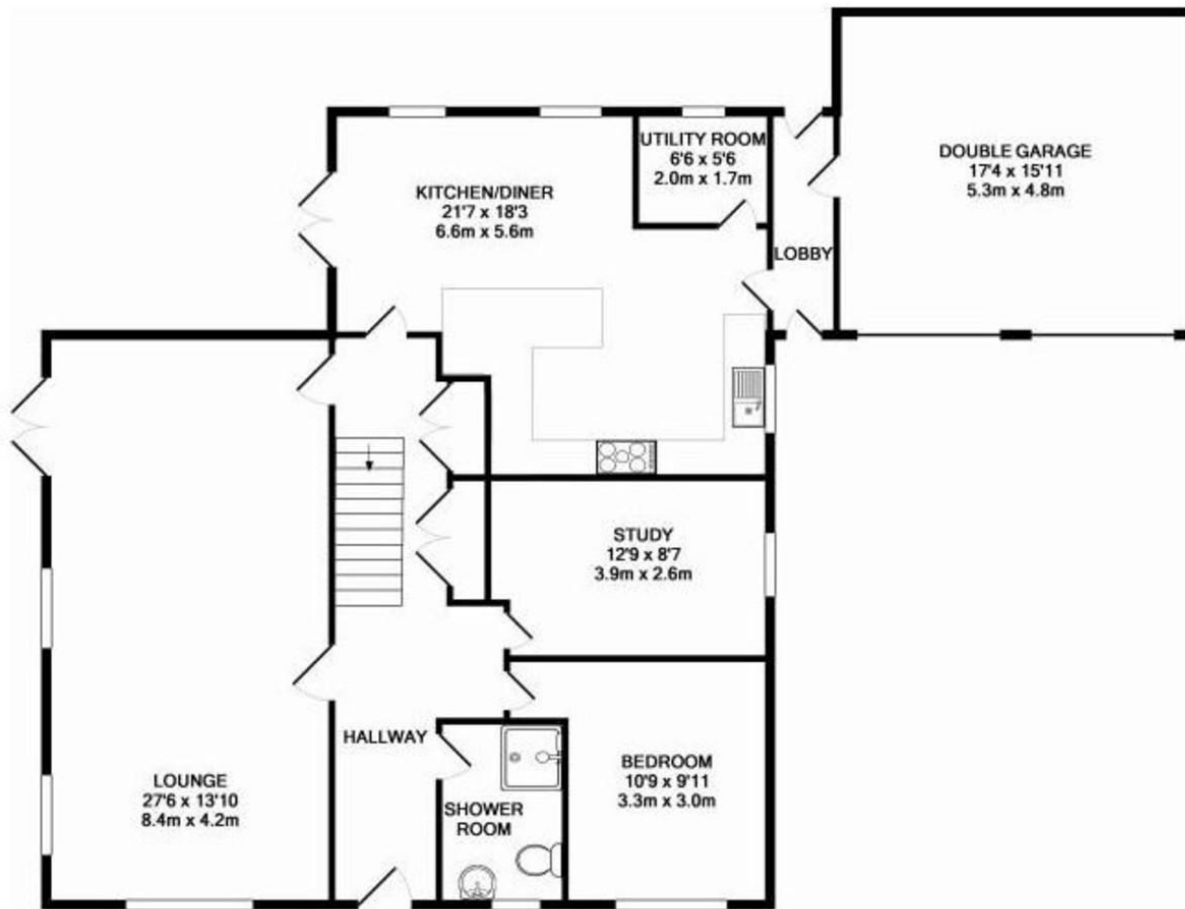
From North Walsham head out on the Bacton Road and follow this all the way to Bacton. On reaching the village, take the fourth right hand turning into Priory Road and follow this until you see an unmade drive straight ahead. Follow this, and Priory Lodge is the last property on the right hand side.



Awaiting EPC Graph

Floor Plan

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



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