



## Keswick Road

Bacton, Norfolk, NR12 0HE

- End terrace Two Bedroom Cottage
- Set a stones throw from the Beach
- Enclosed Low maintenance garden
- No onward Chain, Viewings Essential

**£285,000**

EPC Rating '62'





## Property Description

### DESCRIPTION

'A true piece of Norfolk' Nothing says Norfolk like a brick and flint cottage set a stones throw from the stunning North Norfolk Beach. This property has been enjoyed for the last ten years by it's current owner and provides all the charm and character expected from a period fisherman's cottage on the coast. With two generous bedrooms served by a first floor bathroom and a charming kitchen with modern shaker style units and lounge with pamment floor to the ground floor the accommodation would suite either a second home owner or someone looking for a secluded piece of sanctuary, The paved garden with store sheds and southerly aspect completes the picture of this truly perfect slice of Norfolk Life.



## 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 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.



## ENTRANCE PORCH

With windows to both sides and period door leading to the Kitchen

## KITCHEN

10' x 9' (3.05m x 2.74m) With quarry tiled floor, fitted with a comprehensive range of base and wall mounted shaker style units comprising cupboards and drawers, work surface with inset one and a half bowl ceramic sink and mixer tap, space and point for electric cooker with glass splash back, plumbing and space for washing machine, further under counter appliance space, radiator, enclosed staircase rising to the first floor, under stairs storage cupboard with window to side and wall mounted gas fired combination boiler, Upvc double glazed window to front, braced and latched stripped wood door to the Lounge.



## LOUNGE

11' x 13' (3.35m x 3.96m) Having a beautiful pamment tiled floor, feature exposed brick fireplace with further pamment hearth and a gas fired wood burner style fire, radiator, Upvc double glazed window and matching door to rear garden, wall light points.

## FIRST FLOOR LANDING

With braced and latched, stripped wood doors affording access to all rooms, hatch to loft space, radiator.

## BEDROOM ONE

10' x 9' (3.05m x 2.74m) Having Upvc double glazed window to front, radiator, built-in storage cupboard.

## BEDROOM TWO

8' 8" x 11' (2.64m x 3.35m) With Upvc double glazed window to rear, radiator, feature wooden fire surround, built-in wardrobe to chimney recess with cupboard above.





### **BATHROOM**

Fitted with a contemporary white suite comprising of a pedestal wash hand basin with mirror and shaver point over, close coupled dual flush wc, short bath with separate taps and 'Mira' thermostatic shower and screen over, extractor fan, heated towel radiator, double glazed Velux window.

### **OUTSIDE**

#### **FRONT GARDEN**

Token paved frontage enclosed by walling with side access to rear garden via a full height gate.

#### **REAR GARDEN**

Being enclosed by walling and hedging, laid to flag stone style paving with shale borders boundaried by rope twist edges, established shrubs and two brick and tile attached stores to the rear one being lined, gated side access.

#### **AGENTS NOTE**

Please note that Middle Cottage has a right of way over the rear garden for property maintenance only.

#### **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.

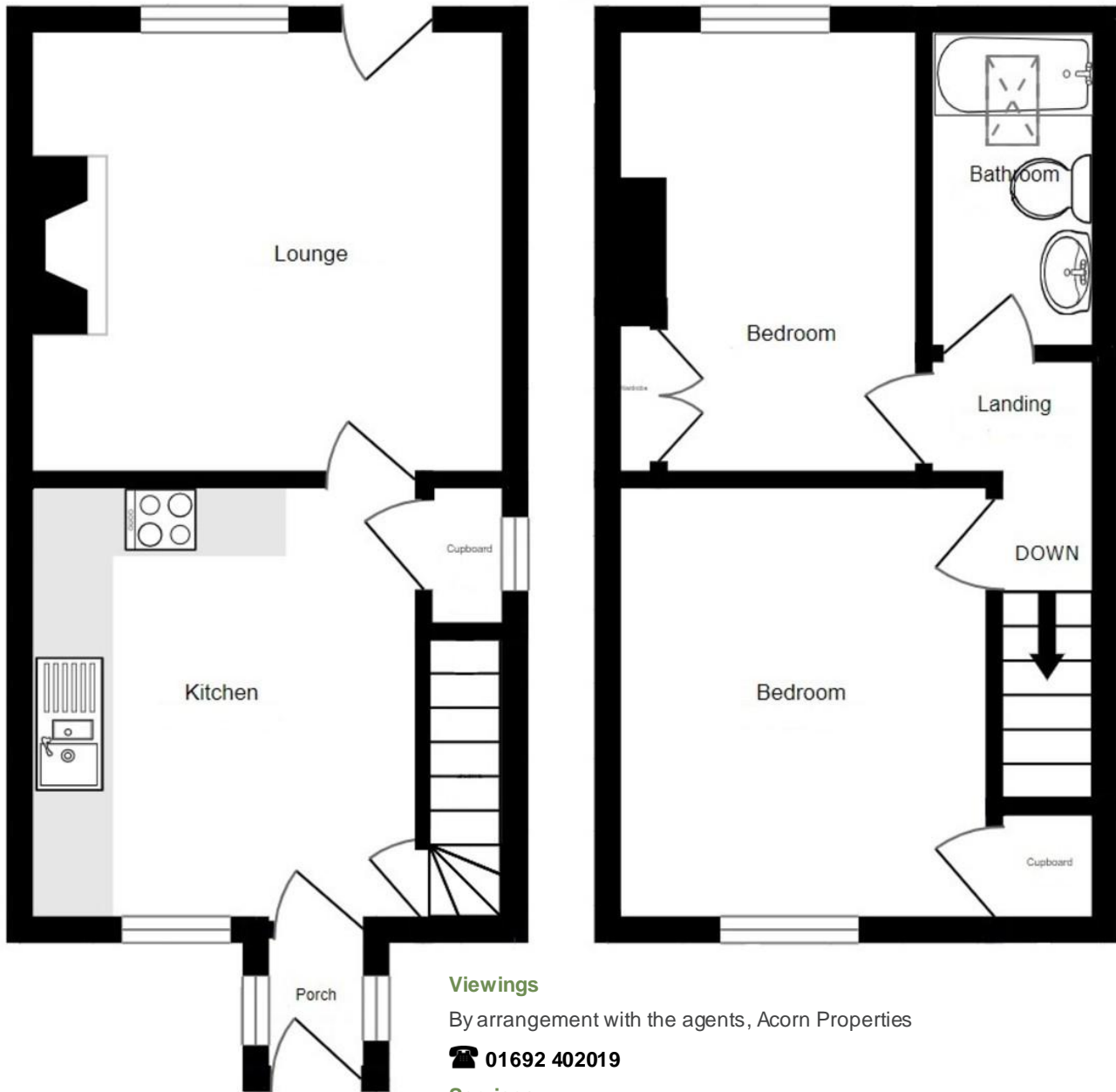
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For each successful Surveyors referral Acorn Properties will receive a fee of between £30 and £100. There is no obligation for our clients to use our recommended Surveyors.



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



**Viewings**

By arrangement with the agents, Acorn Properties

☎ 01692 402019

**Services**

Mains Electricity, Gas, Water & Drainage

**Tenure**

Freehold

**Possession**

Vacant possession on completion

**Council Tax Band**

Band A

**Directions**

From North Walsham head out on the Bacton Road and follow this all the way to the village of Bacton. Continue through the village, and take the left hand turning into Keswick Road, where the property can be found on the right hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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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.