



**Ashleigh, Ostend Road,
Walcott, Norfolk, NR12 0NL**

- Detached Chalet-Style Bungalow
- Approx. 160 metres from Beach
- In Need of Updating Throughout
- Fifth of an Acre Plot (STMS)

Guide Price £230,000

EPC Rating 'F 31'





Property Description

A detached chalet-style bungalow situated approximately 160 metres from the beach, the property occupies a generous plot, extending to a fifth of an acre (subject to measured survey) and is offered for sale with no onward chain.

The property is in need of significant updating throughout, but offers versatile 3 bedroom (1 ensuite) accommodation over two floors, including up to 4 reception rooms, a fitted kitchen with walk-in pantry, shower room, conservatory and garden room.

There are mature secluded gardens to the front and rear, with views across the neighbouring farmland, and a driveway to the front of the property provides off road parking space for several vehicles.

Agent's Note: There are slightly sensitive circumstances surrounding the sale of this property and we will be happy to discuss this with any serious prospective purchasers.



Location

The village of Walcott lies on a sandy stretch of the north-east Norfolk coastline between Happisburgh and Bacton. The village itself has a church, public house, and general store.

More extensive facilities can be found within the nearby market towns of North Walsham and Stalham including all levels of schools (sixth form college at North Walsham), a wide range of shops, supermarkets, doctors' surgeries and public transport into the city of Norwich.



Accommodation

UPvc sealed unit double glazed front entrance door to:

Entrance Hall

17' max x 6' 5" (5.18m max x 1.96m)

Windows to front and side, panelled doors to ground floor bedroom, shower room and kitchen, staircase to first floor.

Shower Room

6' 2" x 5' 4" (1.88m x 1.63m)

White suite comprising pedestal wash hand basin with mixer tap, close coupled WC, shower cubicle, tiled walls, window to rear.



Ground Floor Bedroom

11' 6" x 11' 4" (3.51m x 3.45m)

Windows to front and side, picture rails, wardrobe, panelled door to:

Ensuite

11' 4" x 4' 4" (3.45m x 1.32m)

White suite comprising pedestal wash hand basin with mixer tap, close coupled WC, panelled bath with shower mixer tap, tiled walls, heated towel rail, window to side, coved ceiling.



Kitchen

11' 9" x 9' 11" (3.58m x 3.02m)

Fitted with a range of matching base units, drawers and wall cupboards, work surfaces with tiled splash backs, inset double drainer 1.5 bowl stainless steel sink unit with mixer tap, space for range-style cooker with stainless steel extractor hood over, tiled floor, window to rear, walk-in pantry cupboard, coved ceiling, opening to lounge, door to inner hallway, uPvc sealed unit double glazed door to conservatory.

Lounge

16' x 11' 11" (4.88m x 3.63m)

Window to front, fireplace with inset stove, tiled floor.



Conservatory

12' 5" x 8' (3.78m x 2.44m) Windows to side and rear, door opening into lean-to covered walkway with further door opening to:

Garden Room

21' 7" x 8' (6.58m x 2.44m) Windows to side and rear.

Inner Hall

Door to dining room, opening to:

Snug

11' 10" x 11' 1" (3.61m x 3.38m) Windows to side and rear, wood floor, coved ceiling.

Dining Room

19' 2" x 8' 6" (5.84m x 2.59m) Window to front, wood floor, coved ceiling, opening to:

Family Room

13' 5" x 11' 1" (4.09m x 3.38m) Windows to front and side, wood floor, coved ceiling, door to:

Store Room

11' 1" x 6' (3.38m x 1.83m) This room has no window.

Landing

Panelled doors to bedrooms, access to eaves storage.

Bedroom

12' 2" x 10' 1" (3.71m x 3.07m) Window to side with views across adjacent field, access to eaves storage.

Bedroom

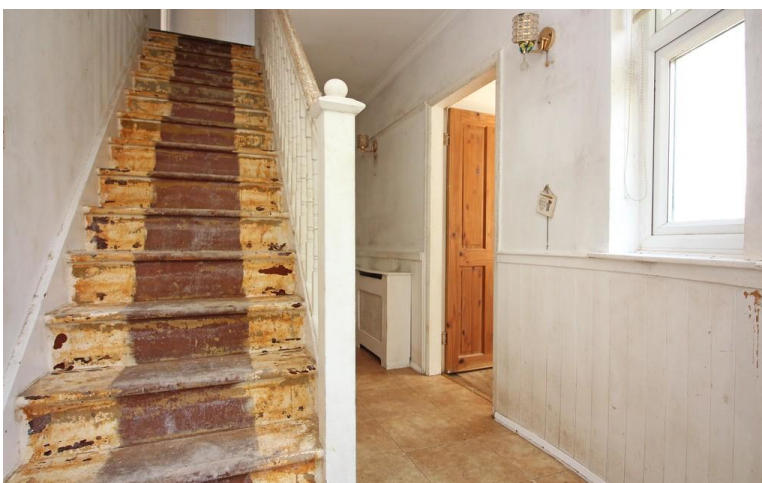
11' 4" x 10' (3.48m x 3.05m) Window to side, built-in cupboard, access to eaves storage.

Outside

The property occupies a generous plot, extending to approximately a fifth of an acre (subject to measured survey), including secluded mature gardens to front and rear, which are in need of maintenance.

Double gates to the front of the property open into a gravelled driveway, which provides off road parking space for several vehicles. A paved pathway runs between mature shrubs and trees to the main front entrance door. Much of the front garden is laid to lawn, and the property is screened from the road by established trees and hedging.

Access to the rear garden is to the right-hand side of the property, where there are a range of sheds and outbuildings, in various states of disrepair. The rear garden is predominantly laid to lawn, with more established trees and bushes along the rear boundary. There is a small section which is open, and from here there are some fantastic field views looking inland.





General Information

Viewings

By arrangement with the agents, Acorn Properties

☎ 01692 402019

Services

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 through the village of Bacton and along the Coast Road into Walcott. Turn left into Ostend Road after the village hall and the property can be found on the right hand side, opposite the turning to Coastline Village.

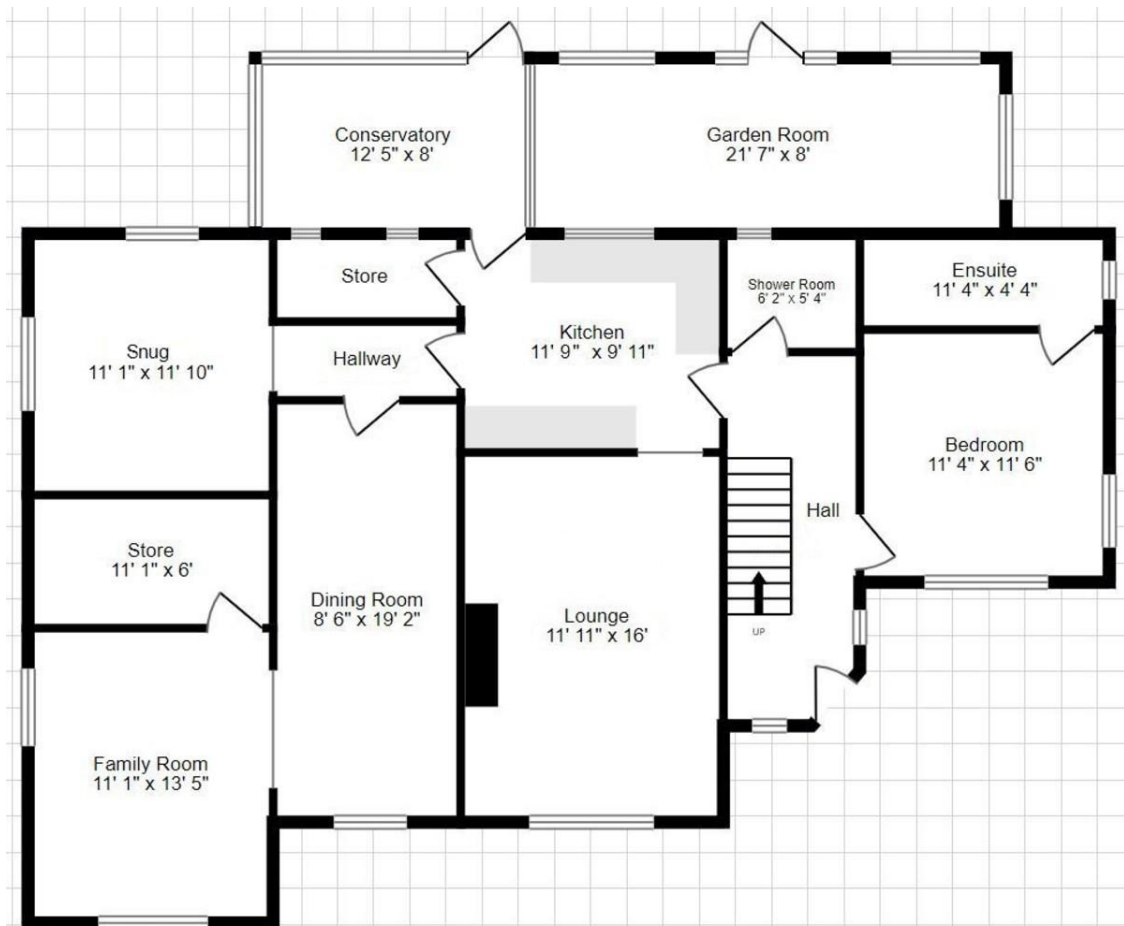
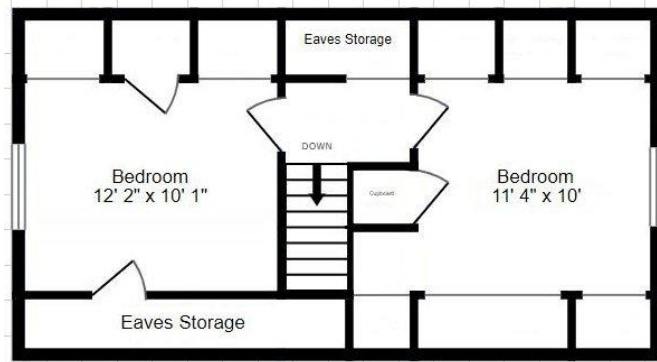


EPC Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		



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



Referrals

Acom 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 Acom Properties.

However, if we refer our clients to our trusted local Solicitors, Surveyors or Financial Services, Acom Properties may receive a 'referral fee' from these local businesses.

If a referral to our trusted local solicitors is successful, Acom 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.

For each successful Financial Services referral Acom Properties will receive an introducer's fee which is between 25 - 30% of the net initial commission/broker fee received by the advisor. There is no obligation for our clients to use our recommended mortgage services.

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

29-30 Market Place
North Walsham
Norfolk
NR28 9BS

www.acornprop.co.uk
team@acornprop.co.uk
01692 402019

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.