



THE STORY OF

12 Anne Stannard Way

Bacton, Norfolk

SOWERBYS



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Bacton, Norfolk
NR12 0HX

Three Bedroom Detached Bungalow

Attractive Flint Elevations

Peaceful and Popular Village

Well-Presented Throughout

Low Maintenance Home

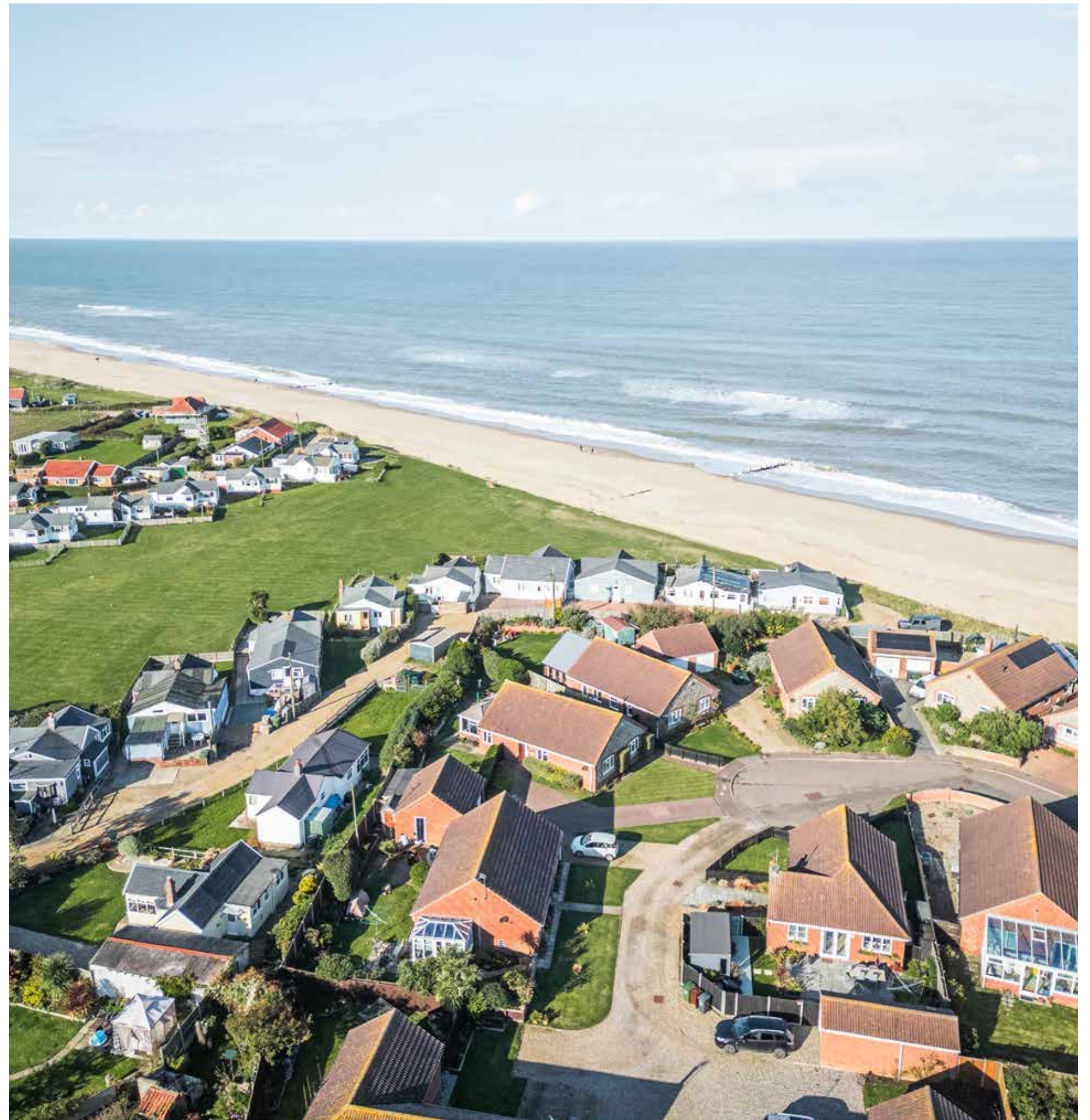
Pristine and Well-Proportioned Gardens

Off Road Parking and Garage

Quiet Cul de Sac near the Beach

Wealth of Amenities on the Doorstep

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Tucked within a peaceful Cul de Sac in the ever-popular coastal village of Bacton, this handsome three bedroom -bungalow offers a spacious and brilliantly low maintenance accommodation behind the attractive façade of traditional Norfolk flint.

Amongst the wealth of well-presented accommodation, the sociable kitchen/dining room is awash with natural light and leads to the garden room; an impressive space in which to not only enjoy the pleasant surroundings but a wonderfully versatile space able to accompany a fulfilling and varied lifestyle. Elsewhere, the formal sitting room brings all important balance to the more sociable and open plan areas.

Of the three generous bedrooms, two are large doubles including the sizable principal which boasts a well-appointed shower room en-suite. The second large double and third bedroom are served by the central family shower room.

Enjoying a large plot in a highly sought after Cul-de-Sac means there is ample space for the large driveway alongside the garage and shed/store. The gardens are a delightfully calm and private area where the sound of rolling waves can be enjoyed from both the pristine lawns and the sheltered sun terrace.



...offers a spacious and brilliantly low maintenance accomodation...





Approximate Floor Area
 1,248 sq. ft
 (115.90 sq. m)

Outbuilding
Approximate Floor Area
 292 sq. ft
 (27.16 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Bacton

SERENE COASTAL CHARM
AND RICH HISTORY.



Situated along the stunning North Norfolk coastline, Bacton offers visitors a peaceful retreat with its beautiful sandy beaches, rugged cliffs, and expansive ocean views. The village is known for its relaxed atmosphere and is a popular destination for those looking to enjoy the natural beauty of the Norfolk coast.

In addition to its scenic coastal setting, Bacton is also home to a range of amenities and attractions for visitors to enjoy. The village boasts a selection of charming local shops, traditional pubs, and eateries serving up delicious seafood and other culinary delights. Nature enthusiasts will appreciate the abundant wildlife in the area, including various bird species and marine life, making it an ideal destination for birdwatching and coastal walks.

Travelling further up the coastline, there are many neighbouring villages and towns with a lovely bustling environment, including the town of Cromer. With its stunning beaches, iconic pier, and spectacular coastal vistas, Cromer is a popular destination for visitors seeking a classic British seaside experience. The town is famous for its delicious fresh seafood, particularly the renowned Cromer crabs, and offers a range of traditional seafood restaurants and fish markets where visitors can sample the local culinary delights.

Overall, Bacton's tranquil coastal charm, combined with its natural beauty and local attractions, makes it a wonderful location to call home.



SERVICES CONNECTED

Mains water, electricity and drainage. Gas central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

To be confirmed.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///commented.imparts.beads

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SOWERBYS

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for the homeless

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Norfolk and
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Charity
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