



DIRECTIONS

Leave North Walsham on the Bacton Road, proceed through the village, Mill Road can be found on your left at the brow of the Hill and Hilltop is the first property on the left inside mill lane.

EPC

Energy Performance Certificate HM Government

Hill Top, Mill Lane, Bacton, NORWICH, NR12 0HN

Dwelling type: Detached bungalow Reference number: 9638-6081-6276-8936-4914
 Date of assessment: 17 June 2016 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 17 June 2016 Total floor area: 98 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,779
Over 3 years you could save	£ 153

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 255 over 3 years	£ 198 over 3 years	<div style="border: 1px solid green; padding: 5px; width: fit-content; margin: 0 auto;"> <p style="color: green; font-weight: bold;">You could save £ 153 over 3 years</p> </div>
Heating	£ 1,206 over 3 years	£ 1,215 over 3 years	
Hot Water	£ 318 over 3 years	£ 213 over 3 years	
Totals	£ 1,779	£ 1,626	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

(82 plus) **A**

(81-81) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

Current
Potential

78
89

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Low energy lighting for all fixed outlets	£15	£ 51	✓
2 Solar water heating	£4,000 - £6,000	£ 105	✓
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 867	✓

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.



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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix 02017



Hilltop | Mill Lane | Bacton | NR12 0HN

£239,950

Set in an elevated position, this detached modern bungalow enjoys exceptionally well presented accommodation comprising lounge with french doors to the garden, kitchen/breakfast room, three double bedrooms, master bedroom with en-suite, family bathroom and utility/boot room. In addition there is UPVC double glazing throughout, gas fired central heating, ample off road parking and an enclosed westerly aspect rear garden.

- Detached Bungalow
- Three Double Bedrooms
- Westerly Aspect Garden
- Coastal Village Location
- Elevated Position

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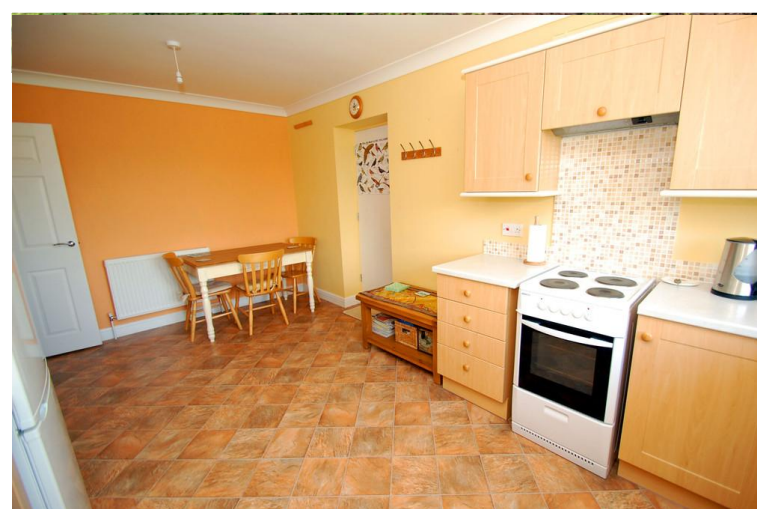
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

Hilltop, Mill Lane, Bacton, Norfolk, NR12 0HN



Property Description

Set in an elevated position, this detached modern bungalow enjoys exceptionally well presented accommodation comprising lounge with french doors to the garden, kitchen/breakfast room, three double bedrooms, master bedroom with en-suite, family bathroom and utility/boot room. In addition there is UPVC double glazing throughout, gas fired central heating, ample off road parking and an enclosed westerly aspect rear garden.

Upvc double glazed front door to:-

ENTRANCE HALL

With radiator, hatch to loft space, built in cupboard with shelving, central heating thermostat.

BEDROOM ONE

13' 1 max" x 10' (3.99m x 3.05m) With upvc double glazed bay window to front, telephone point, radiator, television point, door to ensuite.



ENSUITE

With walk in tiled shower having thermostatic shower unit and glazed door, low level wc, pedestal wash hand basin, radiator, light and shaver point, opaque upvc double glazed window to side, extractor fan.

BEDROOM TWO

13 max' x 9' (3.96m x 2.74m) With upvc double glazed window to front, television point, radiator.

BEDROOM THREE

10' x 9' (3.05m x 2.74m) With upvc double glazed window to side, radiator.

BATHROOM

With three piece suite comprising panel bath, low level wc, pedestal wash hand basin, radiator, opaque upvc double glazed window to side, light and shaver point, extractor fan.



LOUNGE

13' 4" x 12' 11" (4.06m x 3.94m) With upvc double glazed French doors to rear, telephone point, radiator, television point.

KITCHEN/BREAKFAST ROOM

17' 4" x 10' (5.28m x 3.05m) With upvc double glazed window to rear, fitted with a modern range of base and wall mounted units comprising cupboards and drawers, space and point for electric cooker, further space for upright appliance, roll edge work surface with inset 1 1/2 bowl sink and mixer tap, radiator, tiled splashbacks, door to utility room.



UTILITY ROOM

18' 10" x 8' 7" (5.74m x 2.62m) A double aspect room with two half glazed upvc doors, one to the front and the other to the side, laminate flooring, wall mounted circuit breakers, further upvc double glazed window to front, hatch to loft, plumbing and space for washing machine, cupboard housing gas fired combination boiler.

FRONT GARDEN

Laid to shingle providing off road parking, shrubs and gated side access to the rear garden, enclosed by fencing.

REAR GARDEN

Having a westerly aspect with formal borders and shrub paths, paved patio, timber garden shed enclosed by panel fencing.



VIEWING

Strictly by appointment with Arnolds Keys North Walsham on 01692 402357