

# property details **approval form**

31 Coastline Village, Walcott, Norwich, Norfolk, England, NR12 0NE

**Date:** 07 July 2026

**Property Ref and Version:** NWS107933 - 0005

# selling your home with us!



## >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## >> **price**

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£115,000

Tenure: Freehold

## >> **key features**

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- > Coastal Location - Walking Distance to Beach
- > Village with Amenities
- > 2- Bedrooms
- > Open Plan Living Space
- > Allocated Parking
- > Conservatory
- > EPC Rating: E

## >> **short description**

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This two bedroom Semi-Detached Bungalow with off-road parking is situated in the popular coastal village of Walcott and make an ideal retirement bungalow, second home or holiday let!

## >> **long description**

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Situated on a popular residential estate in the coastal village of Walcott, within walking distance of the beach, shops and village amenities, this semi-detached bungalow is ideal for someone desiring one level living by the sea! The property offers accommodation comprising lounge/diner, kitchen, two good sized bedrooms, conservatory and shower room. Externally, the property benefits from a low maintenance garden, garden shed and off road parking.

This bungalow is in need of some updates. Once finished, it would make an excellent holiday home or permanent residence.

Early viewings are advised.

## >> **directions**

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**Your William H Brown office:** 52 High Street, Stalham, NORWICH, Norfolk, NR12 9AS  
**T** 01692 581034 **E** stalham@williamhbrown.co.uk

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## >> **Agent Note**

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## >> **room description**

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### **Entrance Porch**

Door to the porch, ceiling light and carpet.

### **Lounge**

17' 8" x 10' 4" ( 5.38m x 3.15m )

Double aspect room with double glazed windows to the front and side, TV point, 2 electric radiators and carpeted flooring.

### **Kitchen**

7' 7" x 6' 5" ( 2.31m x 1.96m )

Range of base and wall units with work surface over, stainless steel basin and drawer, built in electric oven and hob with extractor fan above, space for undercounter fridge, plumbing for washing machine and carpeted flooring.

### **Conservatory**

17' 8" x 6' 8" ( 5.38m x 2.03m )

Brick base with upvc windows and surrounding timber frames and roof, upvc door to the side, electric heater and carpeted flooring.

### **Bedroom One**

13' 2" x 9' 3" ( 4.01m x 2.82m )

Upvc double glazed window to the front aspect and carpeted flooring.

### **Bedroom Two**

12' x 6' 6" ( 3.66m x 1.98m )

Upvc door to the conservatory and carpeted flooring.

### **Bathroom**

Suite comprising bath, hand wash basin and WC, water tank, electric heater, frosted Upvc double glazed window to the rear aspect and carpeted flooring.

### **Exterior**

Enclosed courtyard garden with a wooden picket fence, laid to patio with timber shed.

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## >> property images



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## >> floor plan

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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## >> approval

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Signature

Date

	Signature	Date
<b>Gemma Miller</b>		
<b>Mr G.L. Pictor</b>		

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