



**7 Anne Stannard Way,
Bacton, Norfolk, NR12 0HX**

- Spacious Modern Detached Bungalow
- Enjoying Spectacular Panoramic Sea Views
- Three Bedrooms (One Ensuite)
- 18'1 Kitchen/Dining Room, 15'1 Lounge

£450,000

EPC Rating 'TBC'





Property Description

Set in a quiet coastal cul de sac, this modern detached bungalow enjoys spectacular panoramic sea views to the rear and has direct access onto the sandy beach.

The spacious accommodation includes three bedrooms (one with ensuite shower room), an 18'1 kitchen/dining room, uPvc conservatory, 15'1 lounge, bathroom and a spacious entrance hallway.

Other benefits include gas fired central heating to radiators, double glazing throughout, a 38' long boarded loft space (with window), low maintenance gardens to front and rear, a brick single garage and a driveway providing ample off road parking space.

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.

Accommodation

UPvc sealed unit double glazed side entrance door leading to:

Entrance Hallway

Doors to lounge, kitchen/dining room, bedrooms and bathroom, built-in cupboard with plumbing for automatic washing machine, wall thermostat, coved and textured ceiling, access to loft space (with fitted ladder, boarded floor and window to rear).

Lounge

15' 1" x 12' 6" (4.6m x 3.81m) UPvc sealed unit double glazed window to rear, radiator, coved and textured ceiling.

Kitchen/Dining Room

18' 1" x 9' 5" (5.51m x 2.87m) Fitted with a range of matching base units and wall cupboards, roll top work surfaces with tiled splash backs, inset single drainer 1.5 bowl sink unit with mixer tap, built-in oven and hob, space and plumbing for dishwasher, space for fridge/freezer and under-counter freezer, laminate wood flooring, telephone point, radiator, wall mounted gas fired boiler, uPvc sealed unit double glazed window to side, coved and textured ceiling, sliding patio doors to:

Conservatory

11' 8" x 9' 2" (3.56m x 2.79m) UPvc sealed unit double glazed windows to side and rear with sea views, brick base, laminate wood flooring, polycarbonate roof with fitted blinds, French doors to side leading out to the garden.

Bedroom

13' 1" x 9' 8" (3.99m x 2.95m) UPvc sealed unit double glazed window to front, radiator, coved and textured ceiling, door opening to:





Ensuite

Matching suite comprising pedestal wash hand basin with tiled splash backs, close coupled WC, fully tiled shower cubicle, radiator, extractor fan, laminate wood flooring, uPvc sealed unit double glazed window to side, coved and textured ceiling.

Bedroom

12' 11" x 11' 5" (3.94m x 3.48m) UPvc sealed unit double glazed window to front, radiator, coved and textured ceiling.

Bedroom

11' 5" x 7' 5" (3.48m x 2.26m) UPvc sealed unit double glazed window to side, radiator, coved and textured ceiling.



Bathroom

Matching suite comprising pedestal wash hand basin with tiled splash backs, close coupled WC, panelled bath with shower mixer tap and shower unit over, tiling to walls, radiator, laminate wood flooring, uPvc sealed unit double glazed window to side, extractor fan, coved and textured ceiling.

Outside

The garden to the front of the bungalow has been laid to lawn and a gravelled driveway provides ample off road parking space, leading to the brick single garage with up and over door to front, window to rear and personal side door to the garden.

A gate between the bungalow and the garage leads through to the rear garden, which enjoys stunning unspoilt panoramic sea views. The garden has been designed with ease of maintenance in mind, being predominantly block-paved, with an area of raised timber decking adjacent to the conservatory. A gate in the rear fence leads directly down to the sandy beach.



Referrals

Acorn Properties are pleased to recommend a variety of local businesses to our customers.

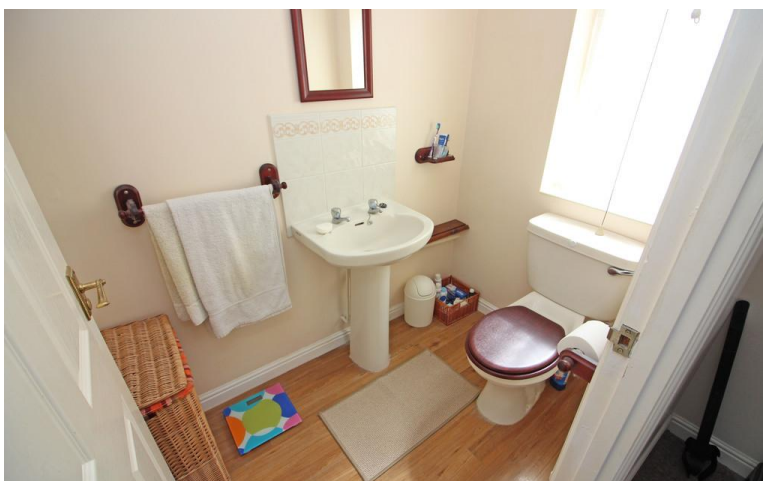
In most instances, these recommendations are made with no financial benefit to Acorn Properties.

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.

If a referral to our trusted local solicitors is successful, Acorn 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 Acorn 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 Acorn Properties will receive a fee of between £30 and £100. There is no obligation for our clients to use our recommended Surveyors.





General Information

Viewings

By arrangement with the agents, Acorn Properties

☎ 01692 402019

Services

Mains gas, electricity, water and drainage connected

Tenure

Freehold

Possession

Vacant possession on completion

Council Tax Band

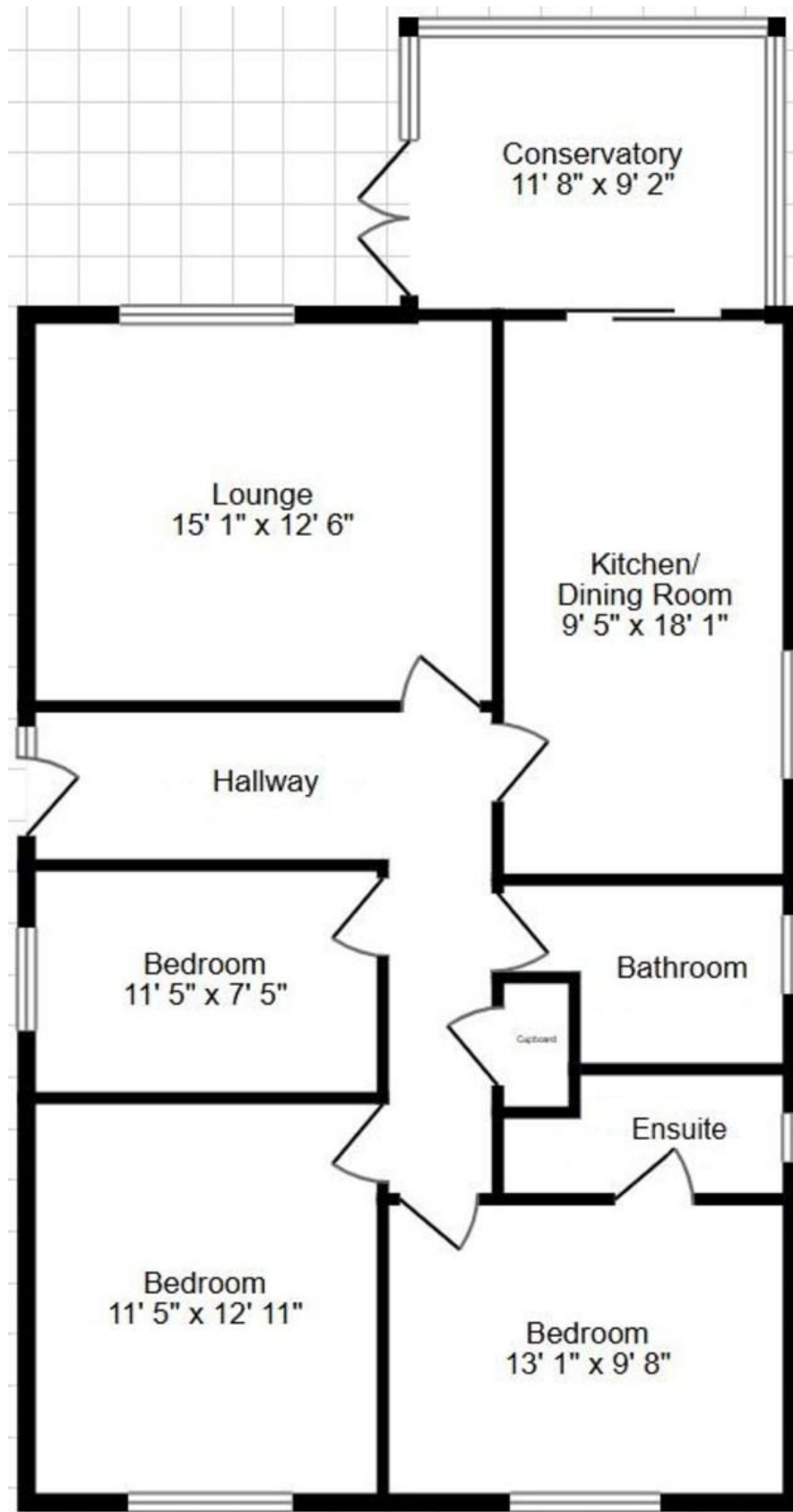
Band C

Directions

From North Walsham head out on the Bacton Road and follow this for approximately four miles to Bacton. Pass through the village towards Walcott, taking a left hand turn into Keswick Road and then left again into Anne Stannard Way. The property can be found on the right hand side.



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



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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.