

abbotFox





Ostend Road, Walcott, Norwich  
£170,000

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We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie | **Branch Partner**













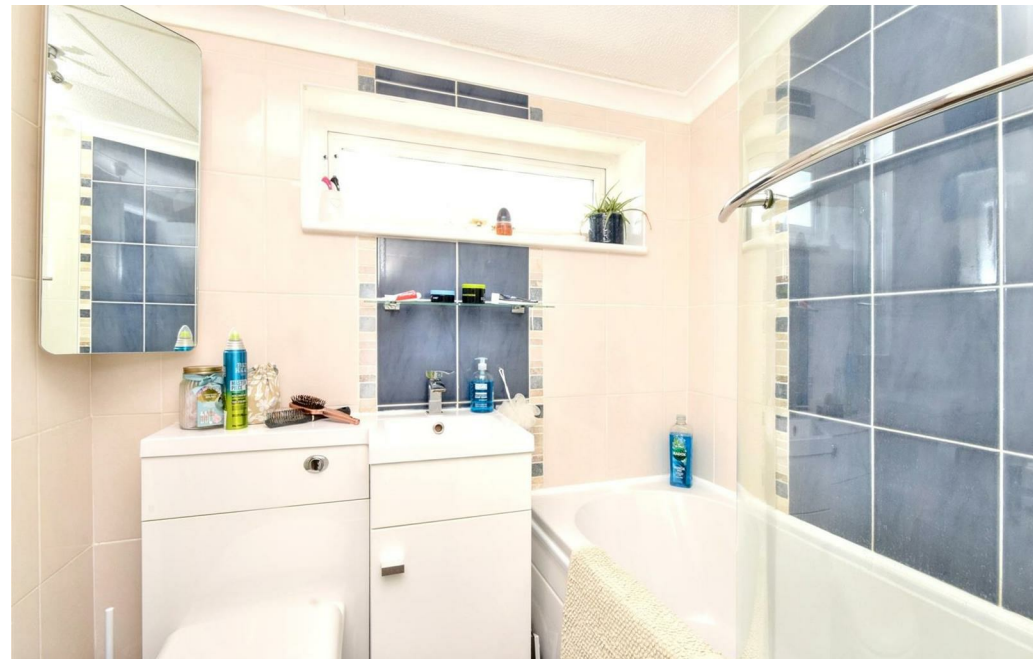
## THE DETAIL\_\_\_\_\_

abbotFox presents this beautifully positioned coastal retreat, enviably located within the sought-after Coastline Village development in the ever-popular seaside village of Walcott.

Enjoying sea views from the master bedroom and field views from the second, this home is just moments from the shoreline and offers an exceptional opportunity to embrace coastal living at its most relaxed and rewarding. Whether as a full-time residence, a weekend escape, or a holiday let investment, this well-presented home captures the very essence of Norfolk's east coast charm.

The accommodation has been thoughtfully arranged to maximise natural light and outlook. An inviting lounge, opens into a spacious kitchen, with the ground floor completed with a conservatory. The first floor offers two generous double bedrooms and a re-fitted family bathroom.

An internal viewing comes highly recommended.





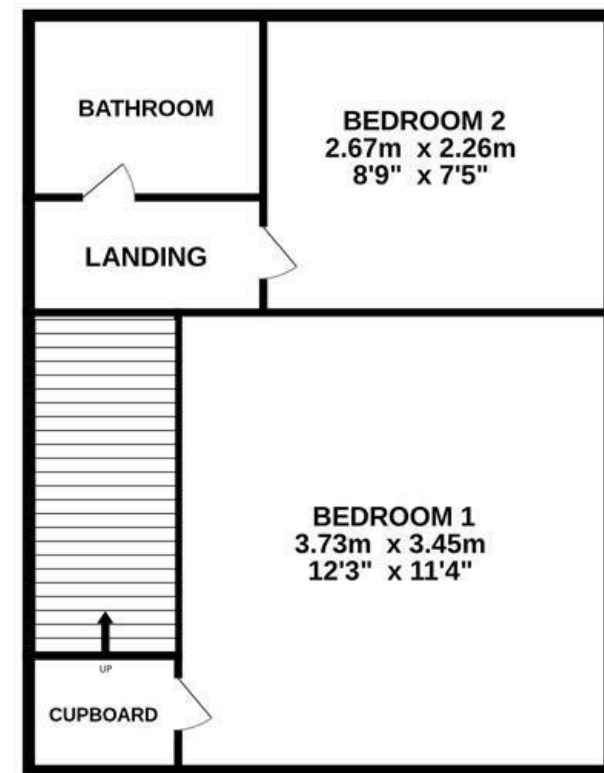
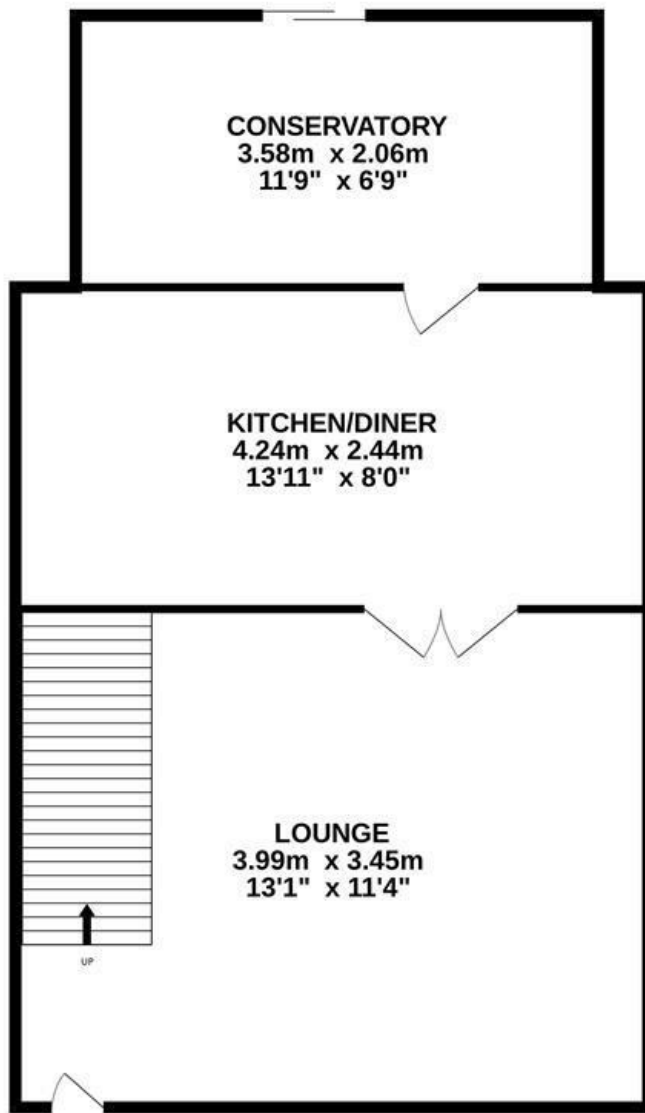






## THE HIGHLIGHTS\_\_

- Mid terraced house
- Two double bedrooms
- Generous living accommodation
- Popular coastal location
- Easy access to local amenities
- Viewing advised



*Let's talk*

01603 660000

sales@abbotfox.co.uk

@abbotfox

EPC RATING -

Disclaimer – In accordance with the Property Misdescriptions Act, the company abbotFox gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any purchaser should not rely on them as statements of fact, and must satisfy themselves by inspection or other means, as to their accuracy.