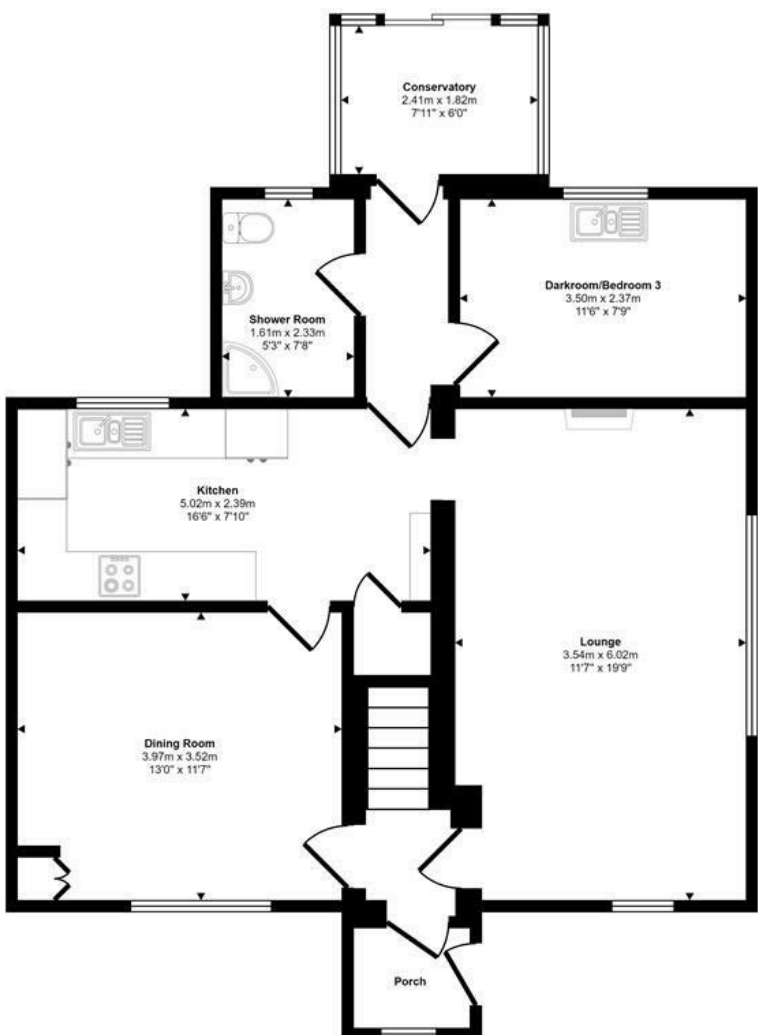




Bacton Road | North Walsham | NR28  
 £400,000

abbotFox

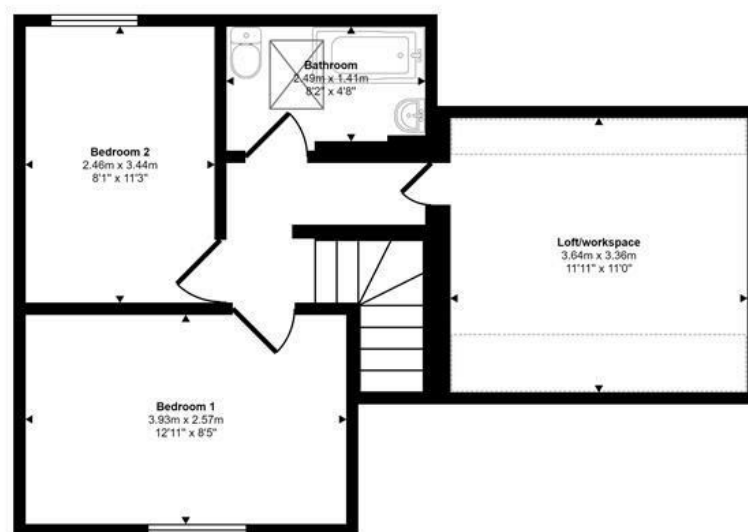
Approx Gross Internal Area  
 120 sq m / 1290 sq ft



Ground Floor

Approx 77 sq m / 834 sq ft

Denotes head height below 1.5m



First Floor

Approx 42 sq m / 456 sq ft

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Disclaimer – In accordance with the Property Misdescriptions Act, the company 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 intending lessees do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



abbotFox presents this deceptively spacious, semi-detached cottage. Originally associated with the nearby Paston Hall, this cottage has been thoughtfully improved and extended to offer a flexible layout, ideal for any buyer looking to enjoy the blend between coastal and country living.

The accommodation is neatly arranged over two floors with the ground floor offering an inviting porch entrance, lounge, dining room, kitchen, shower room and an additional reception room, which is currently used as dark room, but could be used as an additional bedroom. The first floor comprises two double bedrooms, a family bathroom and access into the loft space which is currently used as a work space, but could be converted to offer additional accommodation (STPP).

Externally, this home sits on a stunning plot. With a spacious driveway allowing for off road parking for numerous vehicles. The mature rear gardens have been meticulously attended to, and offer a spacious lawn area, well stocked vegetable beds, a fruit cage, stunning water feature and secluded wooded area. Set on the grounds is a brick built storage shed, with power, a selection of green houses, a wheeled Underkeepers Hut and two bedroom caravan, which could be utilised as a work from home space.

Set within easy reach of the picturesque North Norfolk coast, and the well serviced nearby village of Mundesley, this home affords a high degree of convenience whilst retaining a sense of peace and tranquillity. An internal viewing comes highly recommended.

