

Aldreds
Estate Agents



Beth Sarim Beach Road
Eccles-On-Sea, Norwich, NR12 0SL

£205,000



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Aldreds are pleased to offer this modern, detached bungalow of standard construction, situated in the popular coastal village of Eccles-on-sea, just a short distance away from a beautiful sandy beach. The bungalow offers accommodation including an open plan kitchen/dining/living room, inner hall, two bedrooms, shower room and conservatory. Benefits include uPVC sealed unit double glazed windows, oil fired central heating, driveway, car port and a delightful enclosed rear garden. Ideal as either a permanent residence or a second home/holiday let, early internal viewing is highly recommended to appreciate this property with lots of potential for further modernisation and improvement.

Open Plan Kitchen/Dining/Living Area

Kitchen

9'1" x 7'6" (2.77 x 2.29 (2.76 x 2.28))

With part obscure glazed entrance door, window to front aspect, tiled flooring, ventilation, a range of fitted kitchen units with rolled edge work surface and tiled splash backs, ceramic sink drainer with mixer tap, power points, electric cooker point, plumbing for washing machine, oil-fired boiler for hot water and central heating. Open plan access to;

Lounge/Diner

14'9" x 12'11" (4.50 x 3.94)

With eye-level window to side aspect and glazed sliding patio doors to rear garden, radiator, power points, television point, telephone point, doors leading off;

Inner Hall

Loft access, airing cupboard housing hot water cylinder with immersion heater, doors leading off;

Bedroom 1

11'7" at max x 9'5" (3.53 at max x 2.87)

Window to front aspect, radiator, power points, a range of fitted bedroom furniture.

Shower Room

Obscure glaze window to front aspect, fully tiled walls and floor, low level WC, hand wash basin within a fitted storage unit, tiled cubicle with electric shower, ventilation, heated towel rail.





Bedroom 2

9'8" x 9'5" (2.95 x 2.87 (2.94 x 2.86))

Radiator, power points, built-in cupboard, sliding patio doors giving access to;

Conservatory

11'4" x 8'6" (3.45 x 2.59)

Glazed to both side and rear aspects with a pitched Polycarbonate roof, sliding patio doors to garden, radiator, power points, wall light.

Outside

The property is approached with vehicular access via a shingled driveway leading to the side of the property under a covered car port. The front garden is laid to lawn, well stocked to borders and picker style fencing to boundaries, external water supply and lighting. A gate to the rear of the car port gives access to a delightful enclosed rear garden with paved patio and pathways, lawned area, timber garden sheds and raised beds. uPVC oil storage tank.

Tenure

Freehold.

Services

Mains water, electric and drainage.

Council Tax

North Norfolk District Council - Band A.

Energy Performance Certificate (EPC)

EPC Rating: D.

Location

Eccles on Sea is rural coastal village with a lovely sandy beach, situated on the North East Coast between Happisburgh and Sea Palling. The Broadland town of Stalham is approximately four miles away with facilities including a variety of shops, schools, health centre, post office and a supermarket.

Reference

S9715/PJL



Floor Plan



Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

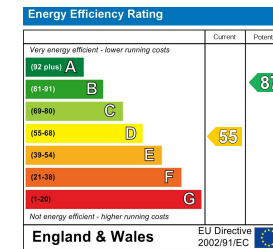
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Area Map



Energy Efficiency Graph



55 High Street, Stalham, Norfolk, NR12 9AH
Tel: 01692 581089 Email: stalham@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA