

**Aldreds**  
Estate Agents



Swn-y-Don Bush Drive, Eccles-On-Sea, NR12 0SF

£220,000

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£220,000

# Swn-y-Don Bush Drive

Eccles-On-Sea, NR12 0SF

- Detached Bungalow
- Backing Directly onto the Dunes
- Open Plan Living Space
- Oil Central Heating
- Ideal Permanent Residence or Holiday Home/Let
- Lovely Tucked Away Position
- Two Bedrooms
- Driveway Parking
- Popular Coastal Location
- Be Quick to View!

Aldreds are pleased to offer this two bedroom bungalow, located in a delightful, tucked-away position and backing directly onto the dunes at Eccles on Sea. With a pathway leading the beach directly beside the property, this would be an excellent opportunity for those looking for either a permanent residence by the sea or a holiday home/let. The property offers spacious accommodation including a conservatory, open plan living space/kitchen, two double bedrooms and a wet room style shower room. Outside, there is a generous garden and driveway parking for three cars. Early internal viewing is highly recommended to appreciate this seaside home.



## Conservatory 9'11" x 9'10" (3.03m x 3m)

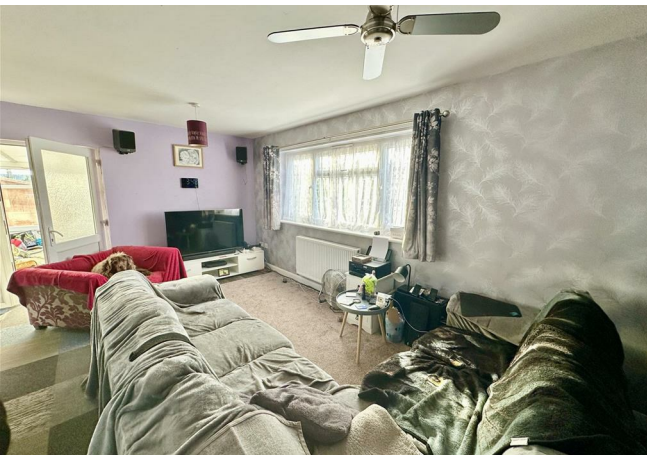
Of a uPVC construction with a pitched Polycarbonate roof, part glazed entrance door, door giving access to;

## Open Plan Lounge/Dining/Living Room 20'8" reducing to 10'0" x 16'7" reducing to 13'2" (6.31m reducing to 3.07m x 5.08m reducing to 4.02m)

Kitchen area with a window to side aspect, a range of kitchen units with rolled edge work surface and tiled splash backs, sink drainer with mixer tap, plumbing for washing machine and dishwasher, integrated electric oven, ceramic hob, extractor, side facing window, wall mounted oil fired combination boiler for hot water and central heating. The lounge area has a side facing window, radiator, telephone point, television point and door giving access to;

## Inner Hallway

Built-in cupboard, loft access, power points, doors leading off;







### Bedroom 1 13'3" x 10'1" (4.06m x 3.09m)

Window to side aspect, radiator, power points, television point.

### Bedroom 2 9'10" x 10'2" (3m x 3.1m)

Window to side aspect, radiator, power points, television point.

### Shower Room

A 'wet room' style shower room with obscure glazed window to side aspect, non slip concave floor with floor drain and shower over, pedestal wash basin, low level w.c., heated towel rail.

### Outside

The property occupies a tucked away position, backing directly onto the dunes with vehicular access off Bush Drive providing ample parking space, and leading to an enclosed garden with close board panel fencing to boundaries, two recently added garden sheds, lawned gardens to rear and a pedestrian gate giving access to side to a pathway leading straight onto the Dunes and the beach beyond.

### Directions

From Aldreds Stalham Office, proceed along St Johns Road, turning right at the junction with Brumstead Road. Continue to the 'T' junction with Ingham Road, turn left and continue towards The Swan Public House, Ingham. Branch left into Long Lane and continue into Lessingham, follow the road through Lessingham village. Just before leaving the village, turn right signposted Hempstead and Eccles on Sea, turn left into Church Lane (Bush Estate). Continue onto the unmade road, turn left into Abbots Way then right into Crowden Road, turn left onto Bush Drive, where the property can be found a short way along on the right hand side, located by our 'For Sale' board.





## Tenure

Freehold.

## Services

Mains water, electric and drainage.

## Council Tax

North Norfolk District Council - Band: 'A'

## Energy Performance Certificate (EPC)

EPC Rating: 'D'

## Flood Risk

Information gained from from the LLFA (Lead Local Flood Authorities) [www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk) has the location of this property as Very Low Risk for Surface Water Flooding and Low Risk from the Rivers and Sea.

## Location

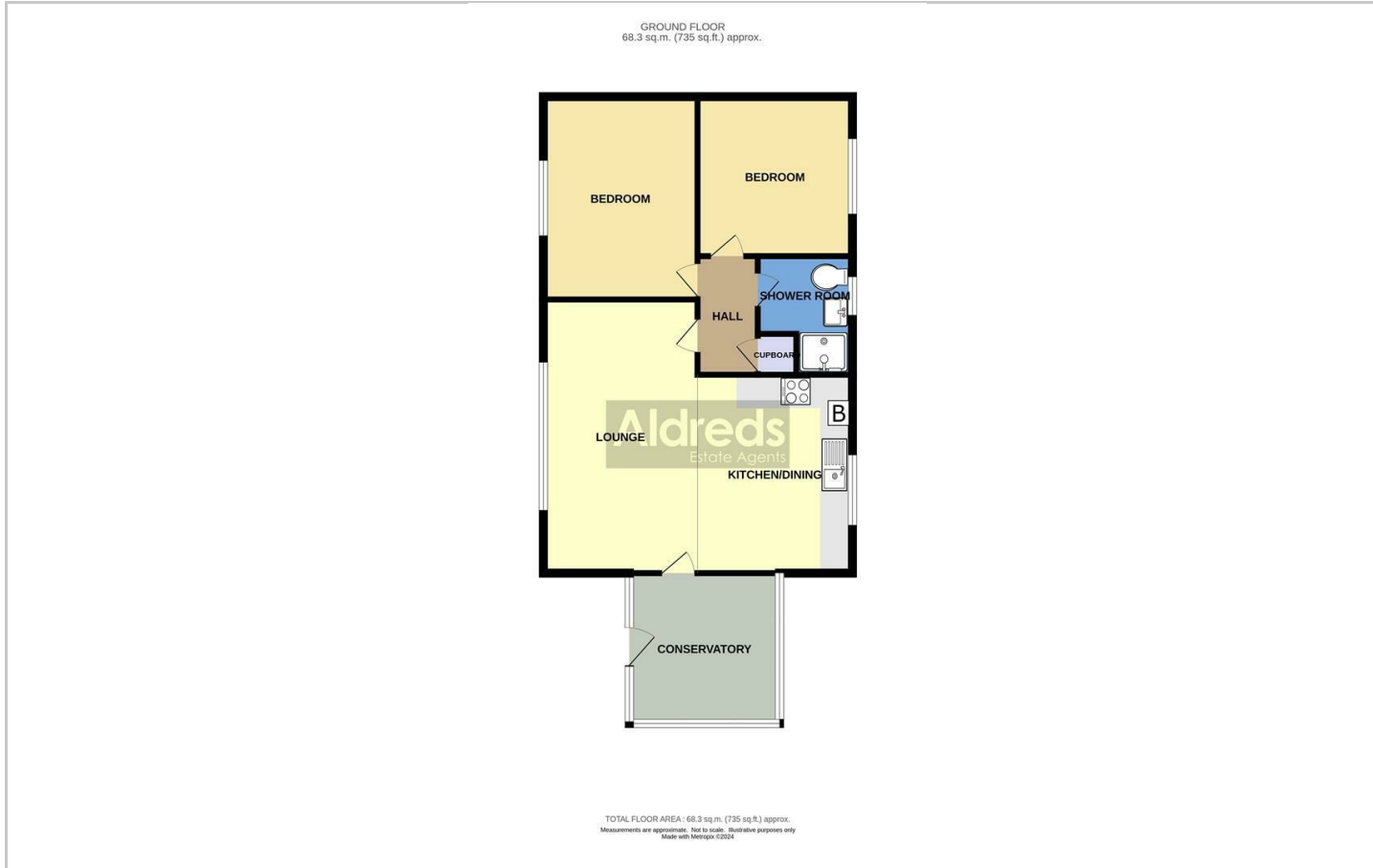
Eccles on Sea is rural coastal village with a lovely sandy beach, situated on the North East Coast between Happisburgh and Sea Palling. The Broadland town of Stalham is approximately four miles away with facilities including a variety of shops, schools, health centre, post office and a supermarket.

## Reference

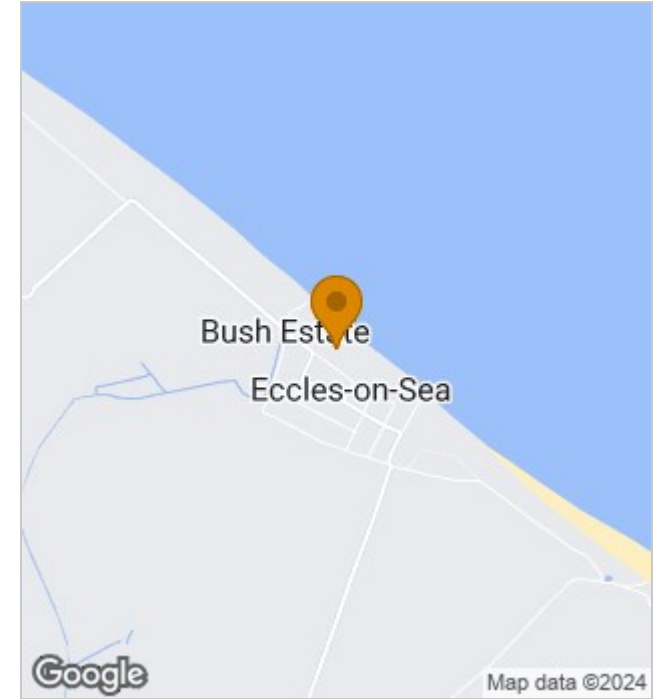
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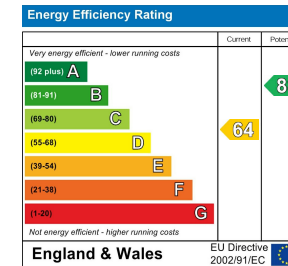
## Floor Plans



## Location Map



## Energy Performance Graph



## 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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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