



West End Terrace, Sea Palling, Norwich, Norfolk, NR12 0TU
Guide Price £230,000 - £240,000

Viewing by appointment with our
Stalham Office: (01692) 531400 or sales@trettphillipsresidential.co.uk



SEA PALLING

Sea Palling is a popular coastal village with a range of facilities including shop and coastal activities. There are bus routes to Stalham where you can find a range of High Street facilities including shops and schools.

KITCHEN

15' 2" x 15' 5" max (4.62m x 4.70m max)

Enter the Kitchen through the part glazed uPVC door (to side) The kitchen features a range of base units, laminated work surfaces with inlaid stainless steel sink with drainer, slot in single door oven and electric hob with extractor hood over, space and plumbing for a free standing fridge freezer and dish washer, textured, coved ceiling and smoothly finished wall, dual aspect uPVC double glazed windows to side and rear aspects and vinyl flooring.

UTILITY ROOM

5' 1" x 5' 11" (1.55m x 1.80m)

The utility is accessed via the kitchen and features space and plumbing points for a washing machine and tumble dryer.

WET ROOM

5' 6" x 6' 2" (1.68m x 1.88m)

The wet room is located bath the rear of the property and features electric power shower, wash basin, low level w.c, fully tiled walls, opaque uPVC double glazed window to rear aspect, extractor fan, two radiators and wet room flooring with drain.

OPEN PLAN LOUNGE/DINER

21' 6" x 14' 10" (6.55m x 4.52m)

A large "family sized" room that features textured ceiling with light fitting/fan and smoothly finished walls, wood burning stove on a hard standing hearth, uPVC double glazed window to front aspect, radiator, tv/phone and power points, door opens into a handy under stairs storage room with a part glazed uPVC door opening into the carport. Carpeted stairs lead to the first floor.

FIRST FLOOR

The first-floor landing is accessed via the carpeted stairways and features textured ceiling with fitted loft hatch and smoothly finished walls, uPVC double glazed window to side aspect, doors opening to both bedrooms and the bathroom.



- PICTURESQUE COUNTRY SETTING
- SHORT DRIVE TO THE BEACH AND NORFOLK BROADS
- SPACIOUS ACCOMMODATION THROUGHOUT
- OFF ROAD PARKING
- UNSPOILT COUNTRYSIDE WALKS
- MATURE REAR GARDEN
- SCOPE TO FURTHER EXTEND (STPP)
- GUIDE PRICE £230,000 - £240,000





MASTER BEDROOM

11' 0" x 10' 4" (3.35m x 3.15m)

The master is a double bedroom located at the rear of the property and featuring textured ceiling and smoothly finished walls, uPVC double glazed window to rear aspect, two fitted wardrobes/cupboards, radiator, fitted carpet, tv and power points.

BEDROOM TWO

11' 0" x 7' 11" (3.35m x 2.41m)

Another double bedroom, located at the front of the property and featuring, textured ceiling and smoothly finished walls, uPVC double glazed window to front aspect, radiator, fitted carpet and power points.

BATHROOM

6' 7" x 8' 4" (2.01m x 2.54m)

Features a three-piece suite comprising panel bath with mixer tap and shower attachment, wash basin, low level w.c, textured, coved ceiling and fully tiled walls, uPVC double glazed opaque window to front aspect, radiator and vinyl flooring.

OUTSIDE

FRONT GARDEN

The front garden is mainly laid to lawn with bordering shrubs, hard standing path leading to the front of the property and dropped kerb allowing parking to the front of the property and leading to the carport.

REAR GARDEN

A gardeners delight! A larger than average mature garden that is full of established plants and shrubs, mainly laid to lawn the garden features paved patio area three timber sheds (one with fitted work surface, running water and power facilities), green house and a "secret" garden accessed through the gated, arched hedge and features raised beds and lawned area.

CARPORT

Offering a covered parking space with light and power points.

AGENTS NOTE

THIS PROPERTY IS FREE FROM LOCAL COVENANT RESTRICTIONS



Council Tax: B - EPC Rating: TBC - Tenure: Freehold





The logo for Trett Phillips Residential. It features a stylized house icon with a red roof and a small red square in the center. The text "Trett Phillips" is in a large, blue, sans-serif font, and "Residential" is in a smaller, white, sans-serif font below it. The entire logo is set against a dark grey background.

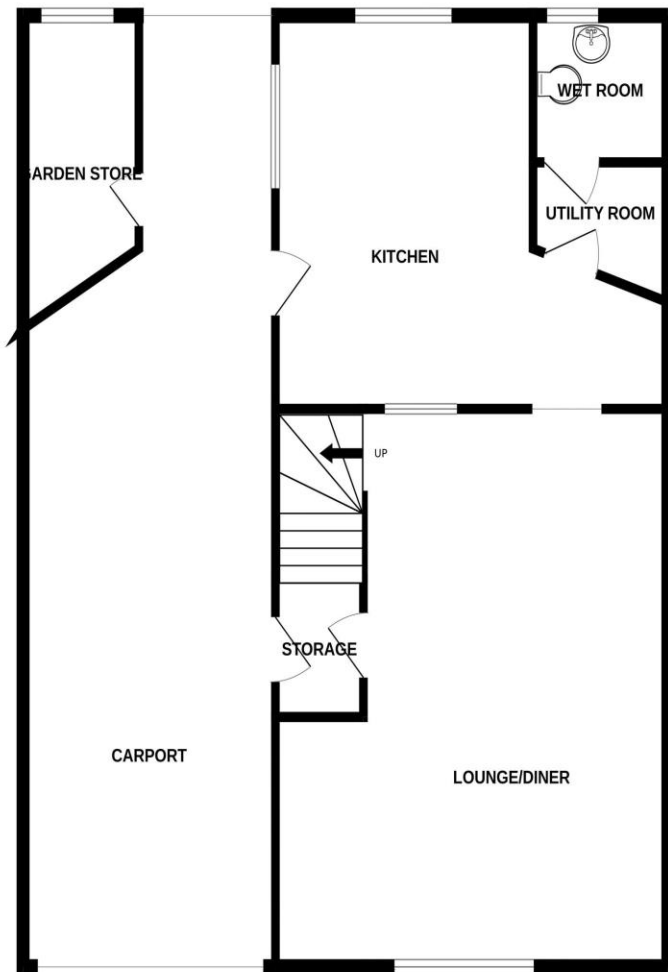
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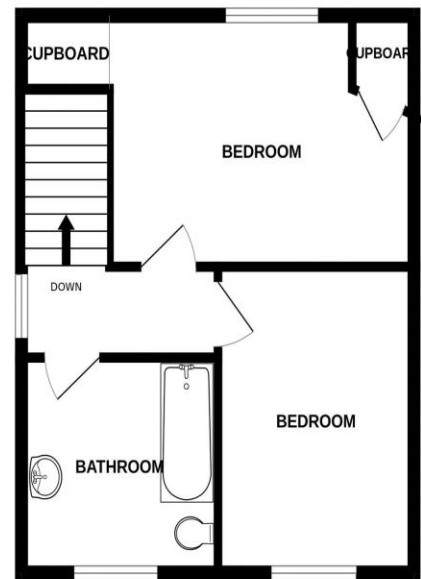
"A SLICE OF COUNTRY LIFE" A FAMILY HOME offering the best of COUNTRY and COASTAL living, with an opportunity to put your own stamp on it. With a larger than average and delightful rear garden, OFF ROAD PARKING, CARPORT and unspoilt and picturesque countryside views from every angle.



GROUND FLOOR
1077 sq.ft. (100.0 sq.m.) approx.



1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 1461 sq.ft. (135.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Trett Phillips Residential LTD

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Stalham Office (01692) 531400

142 High Street, Stalham, Norfolk, NR12 9AZ

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