



[www.trettphillipsresidential.co.uk](http://www.trettphillipsresidential.co.uk)



Ostend Gap, Walcott, Norwich, Norfolk, NR12 0NN

Guide Price £280,000

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



## WALCOTT

Walcott is a small village and civil parish on the North Norfolk coast in England between Mundesley and Happisburgh. The village has 2 shops (one incorporating a sub-post office), several restaurants and pubs, a caravan site and an infant school.

### ENTRANCE PORCH

uPVC Double glazed timber door to front of the property. Carpeted throughout.

### LIVING ROOM

24' 9" x 10' 0" (7.54m x 3.05m)

uPVC double glazed window and door to front and rear of the property. Open fireplace with electric wood burner. Wall lights and power points including TV and telephone point. Carpeted and radiator.

### DINING ROOM

14' 0" x 12' 4" (4.26m x 3.76m)

uPVC double glazed window and patio door to the side and rear of the property. Wall lights and power points including TV point. Carpeted throughout and radiator.

### KITCHEN

24' 9" x 10' 0" (7.54m x 3.05m)

Leading from the Living room into the kitchen area, uPVC double glazed window to front and side of the property. Fitted kitchen with a range of wall and base cupboards, Electric Cusine mester double range leisure Master oven and electric hob with cooker hood above. Plumbing for washing machine and space for under counter fridge and freezer. Radiator and power points. Wooden effect laminate flooring throughout.



**Trett Phillips**  
Residential

- Popular coastal location
- Guide price £280,000 to £300,000
- Spacious accommodation throughout
- Garage and 2 driveways
- Easy access to the beach
- Rear garden looking straight out to the beach
- The perfect home by the sea
- Approx. over 800 sqft. internal floor space
- No onward chain.



**Trett Phillips**  
Residential



**Trett Phillips**  
Residential

**Trett Phillips**  
Residential



#### **BEDROOM ONE**

10' 9" x 10' 0" (3.27m x 3.05m)

uPVC double glazed full size tilt window to front and side of the property. Carpeted throughout. radiator and power points.

#### **BEDROOM TWO**

8' 0" x 14' 4" (2.44m x 4.37m)

uPVC double glazed window looking out onto the garden. Carpeted throughout. Radiator and power points.

#### **BEDROOM THREE**

8' 0" x 11' 0" (2.44m x 3.35m)

uPVC double glazed window looking out onto the garden. Carpeted throughout. Radiator and power points.

#### **BATHROOM**

7' 0" x 6' 6" (2.13m x 1.98m)

uPVC double glazed window to the front of the property. The suite comprises of Wash hand basin with vanity unit, bath, shower and WC. Fully tiled walls and Vinyl flooring throughout. Heated towel rail.



Council Tax: A - EPC Rating: D - Tenure: Freehold



Trett Phillips  
Residential

## OUTSIDE

### FRONT GARDEN

Driveway with ample of parking.

### GARAGE

Detached garage with double doors. Light and power points.

### REAR GARDEN

Mainly laid to lawn, Hardy perennials, greenhouse and small seating area. Spectacular views of the sea. Oil tank.



**Trett Phillips**  
Residential

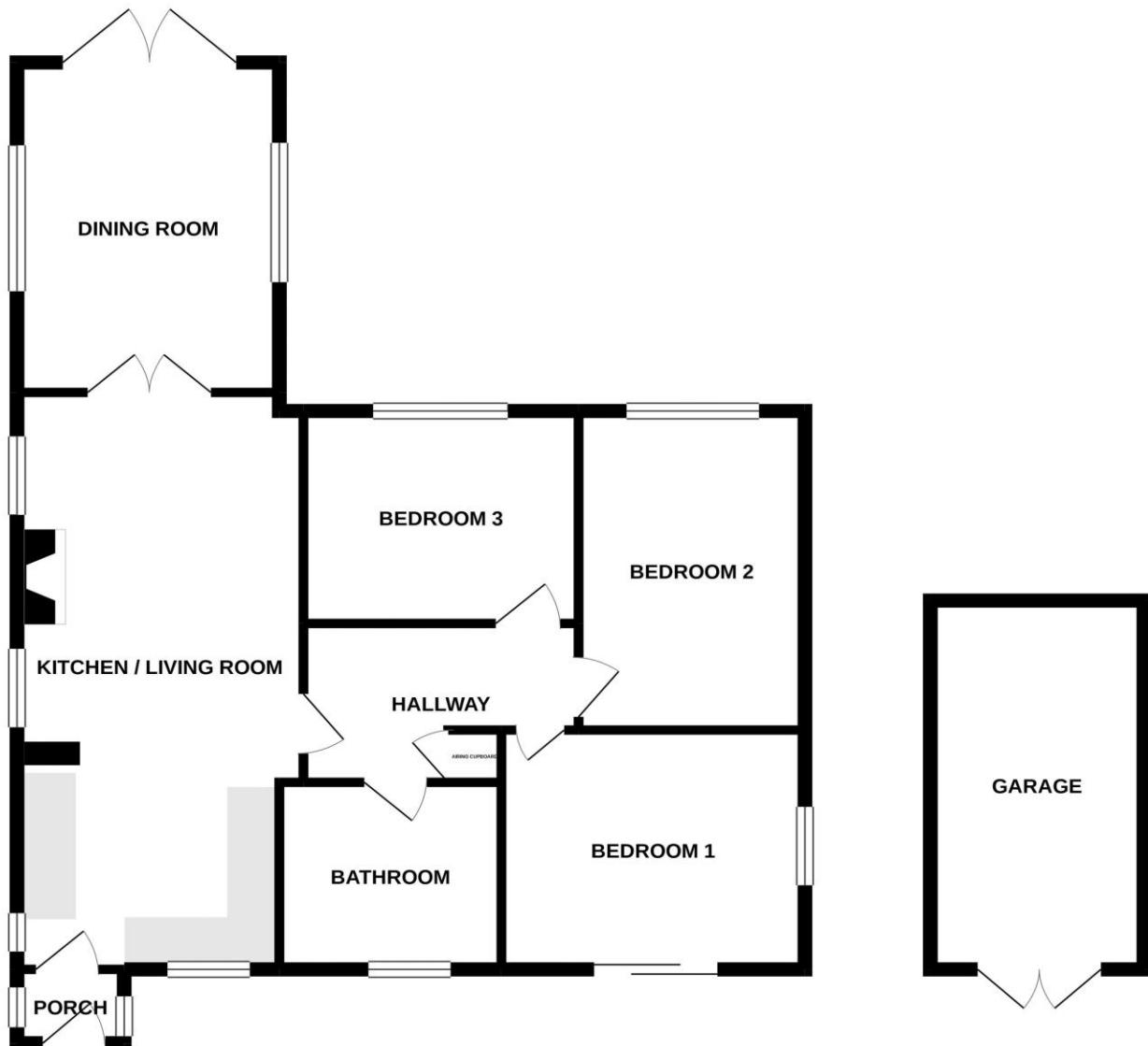
[www.trettphillipsresidential.co.uk](http://www.trettphillipsresidential.co.uk)



"Sit back and watch the beautiful sea" This AMAZING COASTAL HOME is available and is presented to a very high standard throughout. As you walk into the kitchen, YOU WILL BE AMAZED BY THE UNSPOILT VIEWS that capture your attention. With versatile accommodation (Approx. over 800 sqft. internal floor space), 2 driveways and a garage to compliment this amazing home. There is also a large rear garden that is full enclosed and looks straight onto the coastline where you can LOSE YOURSELF FOR HOURS as you watch the world go by.



## GROUND FLOOR



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.  
Made with Metropix ©2021

## Trett Phillips Residential LTD

Viewing by appointment with our  
**Stalham Office** (01692) 531400

142 High Street, Stalham, Norfolk, NR12 9AZ  
Email: [sales@trettphillipsresidential.co.uk](mailto:sales@trettphillipsresidential.co.uk)  
Website: [www.trettphillipsresidential.co.uk](http://www.trettphillipsresidential.co.uk)

