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Flower Cottages, Beach Road, Sea Palling, Norwich, Norfolk, NR12 0UJ

**£250,000**

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



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## 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.

### LIVING ROOM

12' 0" x 12' 0" (3.65m x 3.65m)

uPVC double glazed window to front. Carpeted throughout. Woodburner and electric radiator. Power points including TV and telephone point.

### DINING ROOM

10' 0" x 12' 0" (3.05m x 3.65m)

uPVC double glazed window to rear. Carpeted throughout. Open fireplace and electric radiator. Power points and under stair cupboard.

### KITCHEN

14' 0" x 6' 3" (4.26m x 1.90m)

uPVC double glazed window to rear and side of the property and a uPVC double glazed door through to the garden. The kitchen comprises of wall and base cupboards, electric oven and hob with cooker hood. Plumbing for washing machine and space for fridge freezer. Wooden effect flooring throughout. Partly tiled walls and power points.



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- Walking distance to the beach
- Villages facilities within easy reach
- Close to local transport links
- Generous sized rear garden
- Character features throughout
- Available with no onward chain
- Perfect holiday home
- Approx. 828 sqft. internal floor space



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## **BEDROOM ONE**

12' 0" x 12' 0" (3.65m x 3.65m)

uPVC double glazed window to front. Carpeted throughout and power points. Built in wardrobe.

## **BEDROOM TWO**

9' 0" x 10' 7" (2.74m x 3.22m)

uPVC double glazed window to rear. Carpeted throughout. Electric radiator and power points. Eave's storage.

## **BATHROOM**

9' 0" x 6' 2" (2.74m x 1.88m)

uPVC double glazed window to side. The bathroom comprises of wash hand basin with vanity unit, Bath, shower with shower screen and WC. Partly tiled walls and vinyl flooring throughout.



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



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## OUTSIDE

### FRONT GARDEN

Small, slabbed area.

### REAR GARDEN

Private garden laid to lawn and small shed halfway down the garden.



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"Perfect setting where you walk to the beach" This popular home is available with NO ONWARD CHAIN, and is part of the popular row of Flower Cottages. With local amenities on the doorstep, a CHOICE OF COASTAL AND COUNTRYSIDE WALKS and a large enclosed rear garden. Accommodation is well presented having and spacious (Approx. 828 sqft. internal floor space), and presents itself as the ideal HOME BY THE SEA.



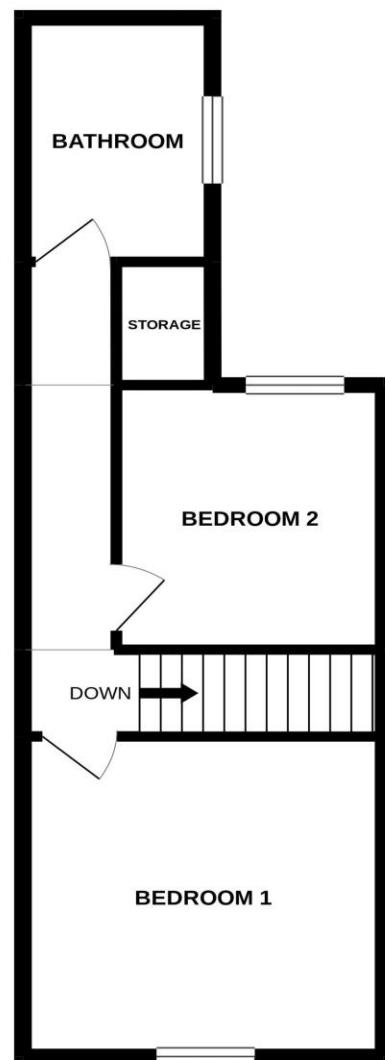
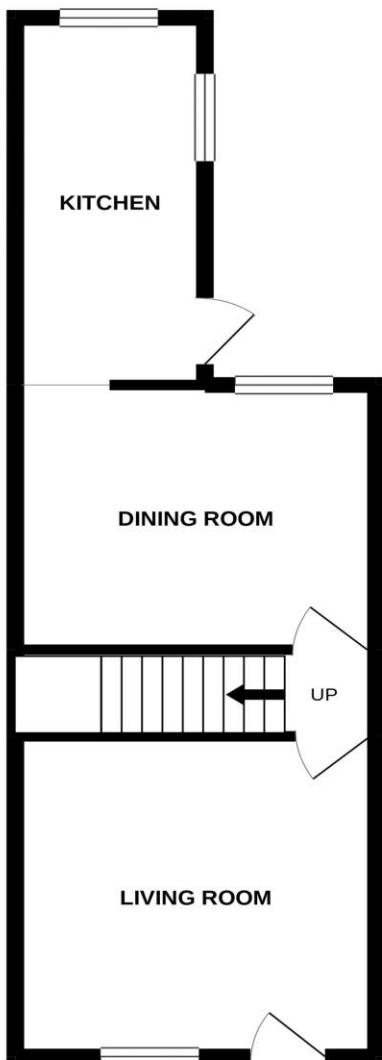
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GROUND FLOOR

1ST 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.  
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## **Trett Phillips Residential LTD**

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**Stalham Office** (01692) 531400

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