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& HURRELL**

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Larch Cottage, Walcott Road, Bacton, Norfolk, NR12 0HB

This recently updated semi-detached family home is ideally located in Bacton, a popular and historic North Norfolk coastal village, renowned for its expansive sandy shoreline and miles of scenic walks along beaches and cliff tops. Positioned just a short distance from local shops, cafés and the sea, the property offers an excellent opportunity as a full-time family home or a year-round coastal retreat.

Set back from the road, the home is approached via a gravelled frontage providing off-road parking, alongside a front lawn and a useful timber workshop/potting shed with multiple electric points. The property has also recently had an Ohme electric vehicle charger installed. To the rear, the south-east facing garden features a paved terrace, perfect for alfresco dining and entertaining, together with a neatly maintained lawn. At the end of the garden is a newly built custom shed/workshop, fully insulated and fitted with multiple electric points. Beyond the garden, open field views stretch towards the water's edge, enhancing the sense of space and tranquillity.

Internally, the property is well presented throughout. An enclosed porch incorporates a cloakroom and a convenient downstairs WC, leading into a welcoming and spacious hallway with understairs storage. From here there is access to a generous kitchen with doors opening onto the rear terrace. The spacious and comfortable lounge/dining room makes entertaining a joy.

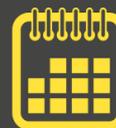
Larch Cottage is also conveniently located near the thriving market town of North Walsham, offering a wide range of amenities including independent shops, supermarkets, a library and community centre, schools for all ages, medical facilities, and a selection of bars, cafés, restaurants and leisure facilities.



Semi-Detached



House



Older



2 Bathrooms



1 Reception



3 Bedrooms



Tax Band C

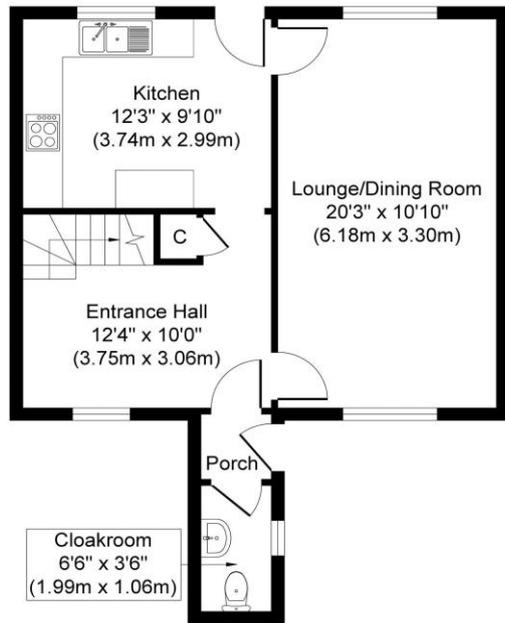


Off-Road
Parking

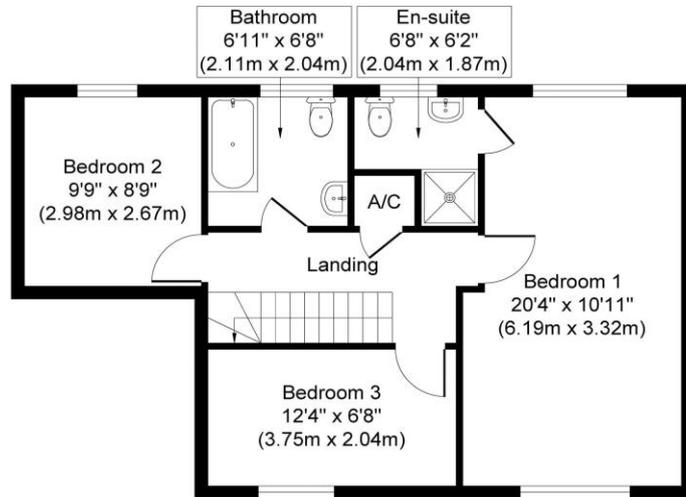


No
Garage





Ground Floor
Approximate Floor Area
510 sq. ft
(47.38 sq. m)



First Floor
Approximate Floor Area
562 sq. ft
(52.25 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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