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## Little Haven, The Crescent, Walcott, Norfolk, NR12 0NH

A vacant detached bungalow of nonstandard construction, that presents as an ideal family home, coastal retreat or the potential as holiday let. Located in the historic village of Walcott on the north east coast of Norfolk, offering miles of rambling walks along the beaches and cliff tops and with local amenities that include a village store and post office, public house and chip shop.

Located on a corner plot along an unmade road with direct access to the stunning, dog friendly sandy beach, the property is set back from the road and is approached over a shingle driveway providing off-road parking and access to easy to maintain front and side gardens, as well as a garage. To the rear, a neatly maintained south east facing lawn garden is bordered by paved pathways, mature shrubs and a timber storage shed.

The property enters into an entrance hallway where separate internal doors lead into the garage, a separate sitting room or third bedroom, and a dining room with an adjoining kitchen. From the dining room there is access to a lounge and through to an inner lobby where there is a family shower room and two double bedrooms, one with built in storage. To the rear of the property a generous conservatory overlooks and opens out to the rear garden.

The property further benefits from its close proximity to Bacton with its public houses and restaurant and slightly further afield the market towns of Stalham and North Walsham provides access to schooling for all ages, supermarkets, doctors, dentist, library and a variety of independent shops.



Detached



Bungalow



Older



1 Bathroom



2 Receptions



3 Bedrooms



Tax Band A

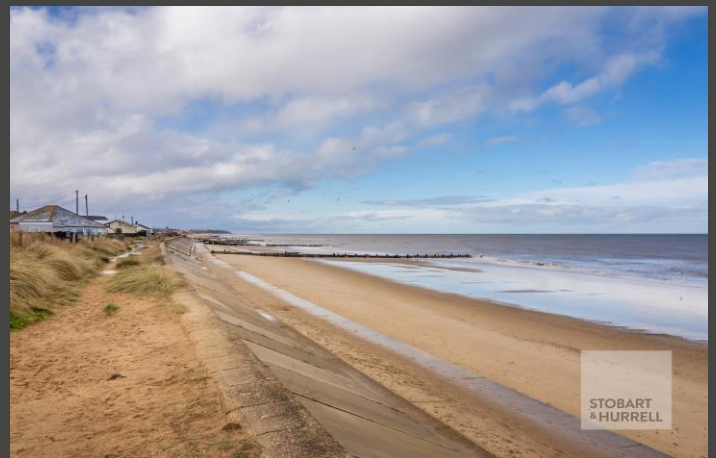


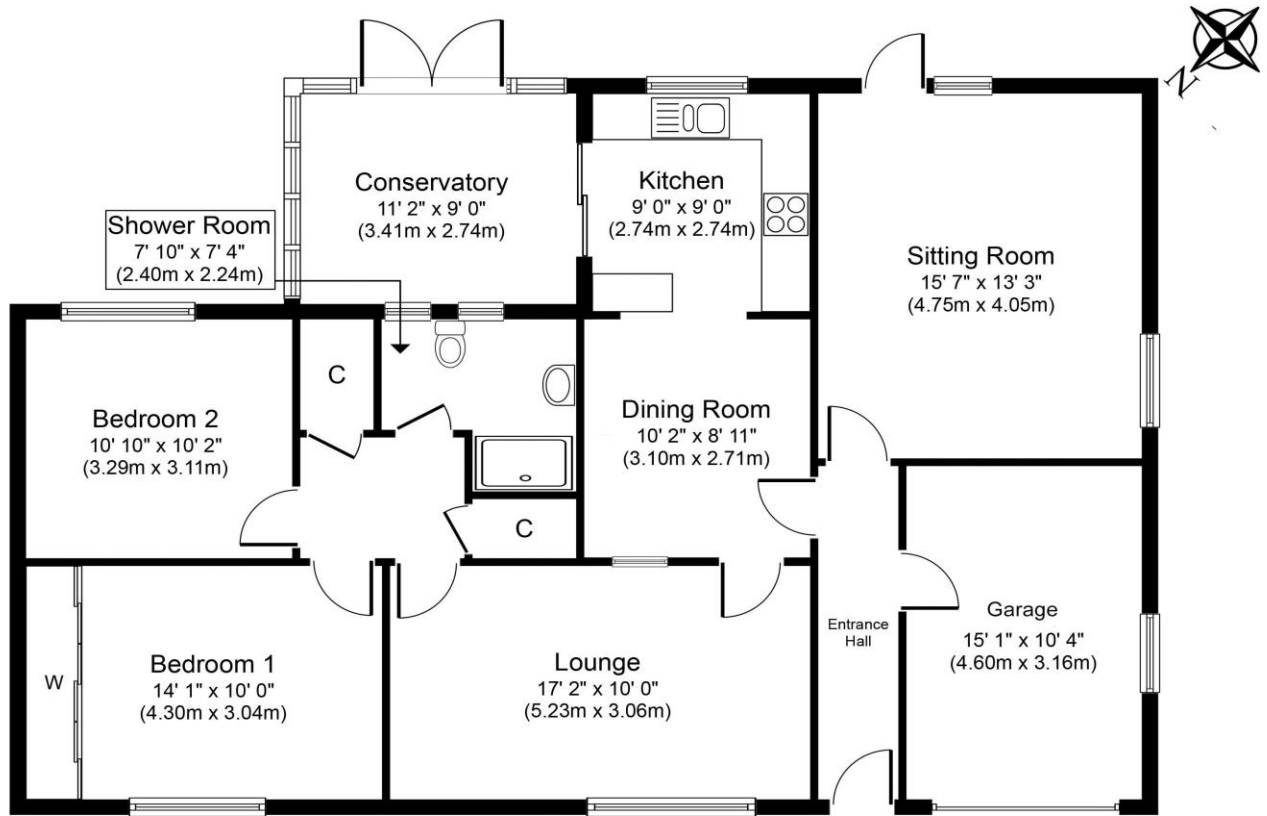
Off-Road  
Parking



Garage







Approximate Floor Area  
 1,113 sq. ft.  
 (103.4 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		82 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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