



NEWLANDS ESTATE , BACTON, NR12 0HP

**£250,000
FREEHOLD**

This beautifully presented 2 bed detached bungalow is perfect for sea lovers being just yards away from the sea front. Step out of your door and be on the beach in a few seconds! This property has to be viewed to appreciate all it has to offer.

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NEWLANDS ESTATE

- Just yards from the beach
- 2 bedrooms
- 3 reception rooms
- Parking for 3 cars
- Enclosed gardens
- Studio
- Call Henleys to view



OVERVIEW

Newlands Estate is a mixture of houses and bungalows very close to the beach. The area has a real "community" feel about it. This beautifully presented detached bungalow is situated just yards from the beach, just open the front door, take a few steps and you'll have sand on your feet!

FIRST IMPRESSIONS

To the front of the property is a shingled and brickweave parking area for 3 average size cars. There are also flower and shrub beds and hedges. To both side of the property are paths leading to the rear garden via a timber gate. The main entrance to the property is to the front via double glazed French doors which open straight into the orangery. There are sea views from the driveway.

THE ORANGERY

The orangery has double glazed windows to the front (with sea glimpses) and side aspects over dwarf walls with solid tiled flooring. It has a vaulted ceiling and wall mounted lighting. Further double glazed window to the kitchen and French double glazed doors open to the lounge. A further double glazed door opens to the kitchen.

LOUNGE

Double glazed window to the side aspect with carpeted flooring, decorative coving, textured ceiling and TV, telephone and satellite points. Wall mounted radiator. A door opens to the inner hallway.

KITCHEN-BREAKFAST ROOM

Double glazed windows to the side aspect and orangery. The kitchen units include a series of floor and wall mounted cabinets with worktops over and inset stainless steel sink and draining board. Spaces for dishwasher, washing machine and 600mm gas cooker with a Neff extractor unit and downlight over. Further space for upright fridge freezer. Decorative coving, textured ceiling and rail mounted downlights. Archway to the inner hall. Wall mounted gas boiler and radiator.

INNER HALLWAY

From the inner hallway, doors open to the lounge, two bedrooms, the bathroom and an archway to the kitchen. Solid tiled flooring, decorative coving, textured ceiling and loft access hatch. Decorative coving, textured ceiling. Wall mounted gas boiler and radiator. A uPVC glazed door opens back to the orangery.

BEDROOM 1

The main bedroom has French uPVC doors which open into the conservatory. Wooden laminate flooring, decorative coving and textured ceiling.

BEDROOM 2

Double glazed window to the rear aspect with wood laminate flooring, radiator, and decorative coving.

BATHROOM

Double glazed opaque window to the rear aspect. The bathroom has a three piece suite including a bath with shower over and glass shower screen, dual-flush WC

and a wash hand basin. Vanity wall mirror with LED lighting with shaver point, chrome towel rail heater and tiled walls and flooring. Coving and textured ceiling.

CONSERVATORY

The octagonal conservatory has full length double glazed windows. A sliding patio door opens to the rear garden. Solid tiled flooring, radiator and polycarbonate roof.

GARDEN STUDIO/OFFICE

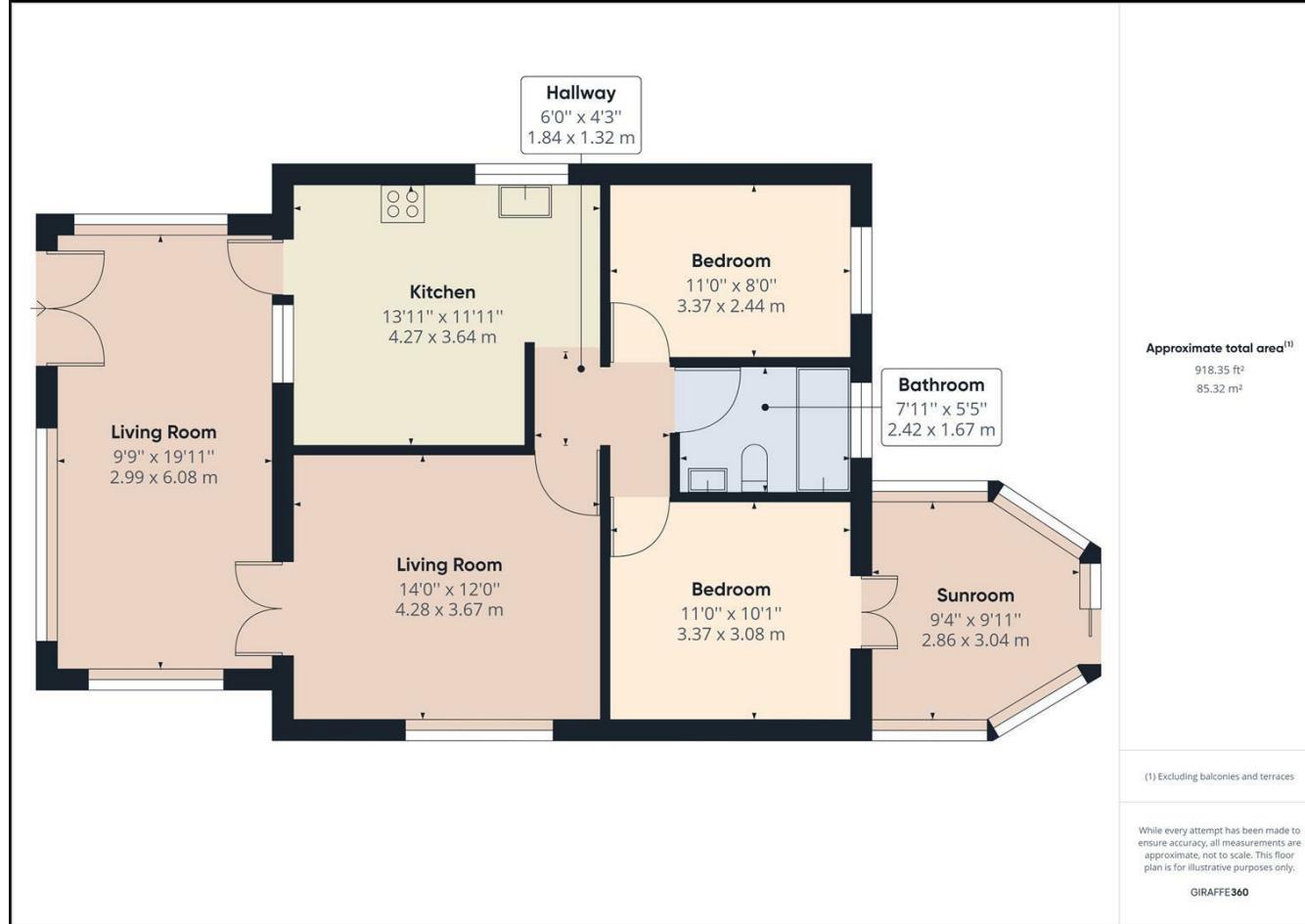
At the rear of the garden is an insulated timber studio/office with lighting and power points.

REAR GARDEN

The south facing rear garden is a delightful mixture of flower and shrub beds, a lawned area, raised vegetable beds, two timber sheds (8' x 11' and 5' x 4'), brick built barbeque and a greenhouse. Various pathways and a patio area.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		67
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.