

3 bed detached bungalow to buy in NR12

Anne Stannard Way, Bacton, Norwich, Norfolk, NR12 0HX

£285,000 Starting Bid

x 3 x 1 x 1

Tenure

Freehold

Driveway & Garage parking

Property features

- Being Sold via Secure Sale online bidding. Terms & Conditions apply
- Immediate 'exchange of contracts' available
- Currently a successful holiday let with the option to continue
- Just moments from the beach and coastal walks
- EPC Rating C

Key Information

- Council Tax: Band C
- EPC Rating: C
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: Cable
- Mobile signal: Good

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

0121 661 8465
midlands@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Being sold via Secure Sale online bidding. Terms & Conditions apply.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

SUMMARY

Stones Throw, a spacious three-bedroom detached bungalow tucked away in Anne Stannard Way, Bacton, is now being offered for sale by auction w

And there's a lot of property on offer here.

Whether you're searching for a permanent home by the Norfolk coast, somewhere to escape to at weekends, or a property with an established history as a holiday let, this is one that deserves a closer look.

The bungalow sits in a peaceful position towards the end of the development and offers generous, flexible accommodation all on one level.

Inside you'll find three bedrooms, a spacious living area, kitchen, bathroom and a conservatory which creates another lovely place to sit and enjoy the garden.

Outside is an enclosed rear garden with a southerly aspect, while one of the property's biggest attractions is its location.

The beach and Norfolk coastline are just moments away.

Imagine finishing work and walking down to the beach, spending summer evenings by the sea or simply having miles of coastline practically on your doorstep.

MORE THAN JUST A HOME

The property is currently operating as a successful holiday let, opening another possibility for the next owner.

Continue using it as an investment, create your own coastal retreat, or simply move in and make Bacton home.

Furniture may also be available by separate negotiation, potentially making this an even easier transition for somebody considering continued holiday use.

DAN'S VIEW...

This is one of those rare finds, whether you're looking for an investment opportunity or a forever home, it ticks every box.

The setting is idyllic, peaceful, coastal, yet well-connected.

Whether you're continuing the holiday let or moving in yourself, the space and lifestyle on offer are truly special.

VENDOR'S COMMENT

I've always loved the feel of Stones Throw, right from my first viewing.

It's warm and welcoming, airy and bright and most of all, very peaceful. Everyday stresses seem to melt away once I step through the front door. Its simple layout has a lovely flow about it.

Stones Throw's location is the key to its serenity; set back beyond the end of a cul de sac, on a spacious plot, it's quiet. A lovely retreat to come back to after a walk on the nearby and somewhat glorious sandy beach and coastline.

I love relaxing, aka snoozing, in the conservatory and enjoy its south facing position in the garden.

The bungalow itself warms up quickly, when needed, and retains it's heat well, so it's nice and snug in the cooler months.

While Stones Throw is currently a holiday let, I've stayed here myself, I live nearby and visit at each change over, so I know my neighbours, who are lovely. We are all respectful of each others privacy as well as offering a helping hand or listening ear, if ever needed.

I absolutely love Bacton and have felt at home here right from the get go. It's a friendly village with plenty going on, several great cafés, handy shops and of course the beach. Often you can have it all to yourself and even in summer there's so much space that it's never crowded. It really is a gem.

At the same time, it's just a short drive to North Walsham and Stalham and 40 minutes to Norwich, should you need a city fix!

It has been a real privilege and pleasure to welcome guests to Stones Throw. Many return regularly and almost all call it a 'home from home.'

However it is time for me to pursue a new direction and to wish its new owners many happy years living in this lovely corner of Norfolk."

AUCTIONEERS ADDITIONAL COMMENTS

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a ‘Starting Bid’ or ‘Guide Price’ and is accompanied by a ‘Reserve Price’. The ‘Reserve Price’ is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the ‘Guide Price’ / ‘Starting Bid’.

These prices are subject to change. An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers’ obligations and sellers’ commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

AUCTIONEERS ADDITIONAL COMMENTS

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non- refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £285,000

Property Type: Detached Bungalow

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

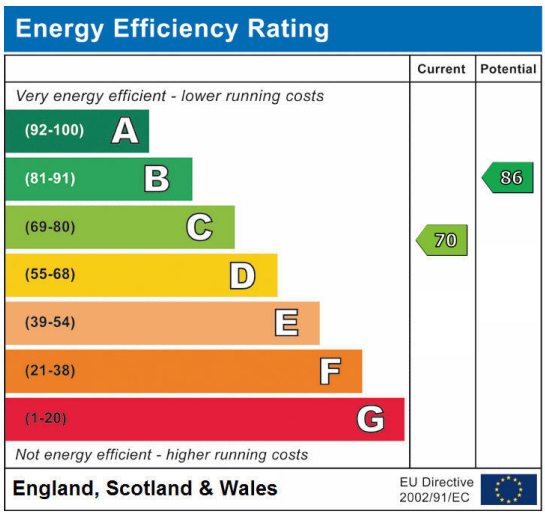
Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good



Anne Stannard Way, Bacton, Norwich, Norfolk, NR12 0HX

Contact your local branch today for more information on this property:

Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0121 661 8465, midlands@pattinson.co.uk, www.pattinson.co.uk

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