

property details **approval form**

Silverdale, Lynton Road, Walcott, Norwich, Norfolk, England, NR12 0NA

Date: 03 June 2026

Property Ref and Version: NWS107769 - 0003

selling your home with us!



**william
h brown**

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your William H Brown office: 52 High Street, Stalham, NORWICH, Norfolk, NR12 9AS

T 01692 581034 **E** stalham@williamhbrown.co.uk

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>> **price**

£230,000

Tenure: Freehold

>> **key features**

- > Detached Property
- > Coastal Location
- > Council Tax Band A
- > Large Kitchen
- > New Boiler
- > Log Cabin Garden Room
- > EPC Rating: E

>> **short description**

Located in the scenic coastal village of Walcott with excellent beach access. This 2 bedroom detached bungalow is perfect for dog walkers and those who love being by the sea. Call now to book a viewing!

>> **long description**

This 2-bedroom detached bungalow is situated on a good-sized plot in the quiet coastal village of Walcott. The rooms are all of a good size, especially the recently installed modern-style kitchen. The kitchen looks out onto the large rear garden, getting plenty of natural light during the day. The garden boasts a large log cabin garden room which could be used as an office space or for accomodation. Contact our friendly team at Stalham to arrange a viewing today.

>> **directions**

>> **Agent Note**

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>> **room description**

Lounge
Fireplace with log burner, laminate flooring, radiator, spotlights and uPVC double glazed windows to front & side aspect.

Kitchen

Fitted with a range of stone effect wall & base units, work surface over with plastic sink & drainer and space for fridge/freezer, washing machine & dishwasher. uPVC double glazed window and door to rear aspect.

Hall

Loft access.

Bedroom One

Spotlights, radiator, laminate flooring and rear aspect uPVC double glazed window.

Bedroom Two

Spotlights, radiator, laminate flooring and front aspect uPVC double glazed window.

Cloakroom

With WC only.

Shower Room

Tiled walls & flooring, shower cubicle, spotlights and rear aspect double glazed uPVC window.

Outside

To the front is a shingled drive offering off-road parking for approximately 2/3 cars and a lawn area,

The rear garden is enclosed with a patio area and mainly laid to lawn. There is a log cabin garden room with power & lighting and 2 sheds.

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>> property images



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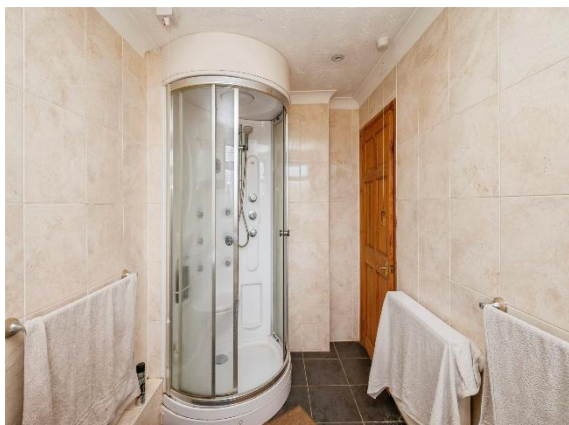
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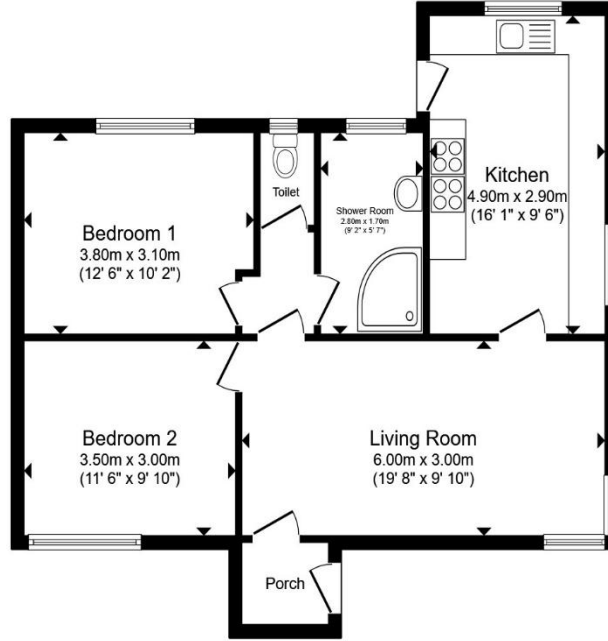
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>> floor plan



Total floor area 66.7 m² (718 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



>> approval

Signature

Date

	Signature	Date
Josh Robinson		
Mr C.P. Reeve		

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