



## BEACON ROAD NORWICH, NR11 8DX

£295,000  
FREEHOLD

Fully residential park home situated on its own plot located within the idyllic coastal village of Trimingham, boasting uninterrupted sea views. Benefiting from three sizeable bedrooms with fitted storage, master shower room ensuite, open plan lounge/diner, along with the fitted kitchen and utility room with appliances. Ample off road parking is among the shingled driveway, with the expansive lawn and patio areas for alfresco dining and hosting family and friends.

\*\* There was originally planning for three bungalow\*\* This would need to be applied for again.

**H**  
**HENLEYS**  
Residential Sales & Lettings



## BEACON ROAD

- FULLY RESIDENTIAL PARK HOME
- FITTED KITCHEN AND UTILITY ROOM
- WRAP AROUND GARDEN
- THREE PIECE FAMILY BATHROOM
- SOUGHT AFTER COASTAL VILLAGE LOCATION
- OPEN PLAN LIVING AREA
- STUNNING SEAVIEWS
- AMPLE OFF ROAD PARKING & LARGE WORKSHOP WITH ELCTRIC AND LIIGHTS
- MASTER SHOWER ROOM ENSUITE
- THREE DOUBLE BEDROOMS



### Trimingham

Location Popular with watersports enthusiasts, dog walkers and night-fishermen, the attractive north Norfolk village of Trimingham is located approximately 2.5 miles north west of Mundesley and 5 miles south east of Cromer. With good access to the Norfolk Coast Path, the village also offers a church, Saint John the Baptist's Head and for those keen explorers, the high cliffs at Trimingham are well-known as a spot for fossil hunting and collecting shells alongside a fantastic village hall holding numerous events throughout the year.

Mundesley, the closest for amenities, is a delightful coastal village which became popular with the Victorians when visitors were brought to the sea with the opening of the railway in 1889. The railway has long gone but blue flag sandy beaches, coloured beach huts, shallow rock pools and flint faced cottages characterise the village throughout the summer. The village is also a great starting point for country walks to include the coastal path with plenty of footpaths and circular routes. Close by the Southrepps Common is an important area for wildlife with woodland and wild flowers. The bustling village centre has a variety of shops to include butchers, florist, ladies clothes shop, ladies and gents hairdressers, chemist, Spa and Tesco express, together with eateries, hotels and a pub. Mundesley also has its own medical centre, primary school and nine hole golf course founded in 1901. There is an adventure island crazy golf park close to the seafront and small maritime museum which is also the lookout of the National Coast Watch Institution.

Cromer, a vibrant predominantly Victorian town is perched on

the edge of the North Norfolk Coast, famous for its wide open beaches, Cromer crabs and traditional pier complete with theatre providing Seaside Special variety shows. Rich in its fishing heritage, Cromer also has a lighthouse and a proud tradition of RNLI service. There is an excellent mix of small independent local shops and a wide variety of cafes, restaurants, pubs and holiday accommodation together with train and bus links to The Broads and Norwich, some 23 miles distant. There is also a hospital, doctors and dental surgery, library and The Royal Cromer Golf Club.

### Overview

Fully residential park home situated on its own plot located within the idyllic coastal village of Trimingham, boasting uninterrupted sea views. Benefiting from three sizeable bedrooms with fitted storage, master shower room ensuite, open plan lounge/diner, along with the fitted kitchen and utility room with appliances. Ample off road parking is among the shingled driveway, with the expansive lawn and patio areas for alfresco dining and hosting family and friends.

### Entrance hall

Entering the home via the front door into the bright hallway offering carpet flooring, internal window into the living room, radiator, one large storage cupboard and access into rooms.

### Living room - Dining room

Open plan living room for relaxing and entertaining family and friends, with fitted carpet flooring throughout, many plug sockets, TV aerial, one radiator, feature fireplace, triple aspect due to the front and side facing windows with the best sea views, along with rear French doors onto the raised patio area.

### Kitchen

Fitted kitchen boasting a range of base and wall units with work surfaces over and tiled splash backs, one stainless steel sink and drainer with mixer tap above, integrated oven, gas hob with extractor hood above, built in dishwasher and large fridge/freezer, ample fitted storage space, plug sockets for all appliances, tiled effect flooring and one wide window facing the back aspect from the property.

### Utility room

Additional units with one stainless steel sink and drainer with mixer tap above and tiled splash backs, fitted storage space, housing a washer/dryer, tile effect flooring and side external door

### Master bedroom

Generous principal bedroom benefiting from two large built in wardrobes access into the ensuite, fitted carpet flooring within, radiator and wide window to the side aspect.

### Ensuite

Leading through from bedroom one, comprising tile effect flooring, large walk in shower with tiled walls around, hand wash basin and vanity unit with fitted storage and tiled splash back, extractor fan, low level WC, radiator and frosted window to the front.

### Bedroom

Spacious double bedroom boasting ample fitted storage cupboards, fitted carpet flooring laid within, one radiator, and two tall windows facing the front view, enhancing the bright style.

### Bedroom

Single bedroom leading out of the hallway, also offering the

opportunity to be an office, nursery or games room with fitted carpet flooring, radiator, space for storage units and two windows to the front.

### Family bathroom

Family bathroom comprising wooden effect flooring, panelled bath with tiled splash back around, hand wash basin and vanity unit with fitted storage and tiled splash back, low level WC, fitted storage shelving, radiator, extractor fan and frosted window to the rear

### Garden and exterior

EXTERIOR When approaching the home, you will be greeted by the expansive shingled space offering plenty of off road parking, with the grounds wrapping around the property. The side and rear garden is laid to lawn along with the perfect raised patio space for alfresco dining and hosting. Wooden fencing shows the boundaries to the lawn, and enhances the high degree of privacy

### Outbuilding

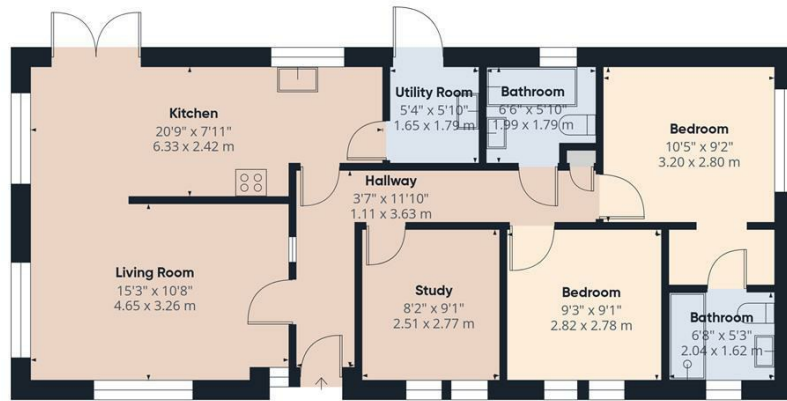
### Agents note

The property will be sold freehold and is connected to the mains electricity and water along with septic tank drainage, Calor gas heating double glazing throughout.

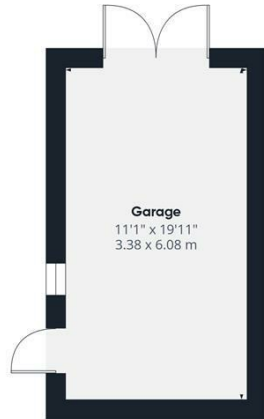
Council Tax Band A

## MARLSTONE BEACON ROAD





Ground Floor Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
1034 ft<sup>2</sup>  
96 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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