

property details **approval form**

5 Horizon Views, Walcott, Norwich, Norfolk, England, NR12 0NY

Date: 07 July 2026

Property Ref and Version: NWS108492 - 0004

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 | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 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.

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>> **price**

£185,000

Tenure: Freehold

>> **key features**

- > NO ONWARD CHAIN!
- > 5 Minute Walk to the Beach
- > Village Location with Local Amenities
- > Tranquil Low Maintenance Garden with Stunning Field Views!
- > Currently Used as a Popular Holiday Let
- > Ample Off-Road Parking
- > EPC Rating: D

>> **short description**

Charming 2-Bedroom Semi-Detached Bungalow with Courtyard Style, Low Maintenance Garden and Stunning Field Views- Just Minutes from the Beach at Walcott. Walcott is a Popular Coastal Village with Local Amenities such as Pubs, Shops, Cafe and Chip Shop.

>> **long description**

William H Brown are proud to present this immaculately presented 2-bed semi-detached bungalow, situated on the outskirts of the popular Coastline Village in Walcott. Walking distance from the beach and other local amenities, providing the perfect escape from busy city living.

Inside, the accommodation comprises an open plan living/dining area, kitchen, conservatory, two well proportioned bedrooms and a family bathroom. Moving outside, the property boasts a low maintenance courtyard style garden, fully enclosed with low fence panels to enjoy the field views and sunsets which back onto the property. The property comes with its own offroad parking for up to 3 cars.

Whether you are looking for a peaceful permanent residence or a seaside retreat/holiday let, this charming bungalow offers coastal convenience and countryside calm. Call now to avoid missing out on this coastal gem.

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Agents Note: We ask that buyers satisfy themselves in regard to the locality of the property in relation to the coastline. Buyers should make enquiries with regards to the availability of lender financing, if required before proceeding.

>> **directions**

>> **Agent Note**

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>> **room description**

Lounge

17' 7" x 13' 6" (5.36m x 4.11m)

Double glazed window to the side aspect, double glazed bay window to the front aspect, 2 x radiators and carpeted flooring.

Kitchen

10' 4" x 8' 3" (3.15m x 2.51m)

Fitted kitchen with range of wall and base units and work surfaces over, built in oven and hob, sink drainer and tiled splashbacks, plumbing for washing machine, space for fridge freezer, double glazed window to the rear aspect and tiled flooring.

Conservatory

10' 1" x 8' 3" (3.07m x 2.51m)

Upvc with brick base , radiator and tiled flooring.

Bedroom One

11' 9" to wall x 9' (3.58m to wall x 2.74m)

Built in wardrobe, double glazed window to the front aspect, radiator and carpeted flooring.

Bedroom Two

11' 8" x 5' 5" (3.56m x 1.65m)

Access to the loft, double glazed window to the rear aspect and carpeted flooring.

Bathroom

Suite comprising bath with shower attachment over, vanity unit with wash hand basin and WC, double glazed frosted window to the rear aspect, shaver point, extractor fan, tiled walls, radiator, towel rail and tiled flooring.

Exterior

Rear garden is fully enclosed, South facing with fence panels, oil tank, patio area with rotary washing line, timber framed shed with power. Garden has views over the fields and church.

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>> **room description**

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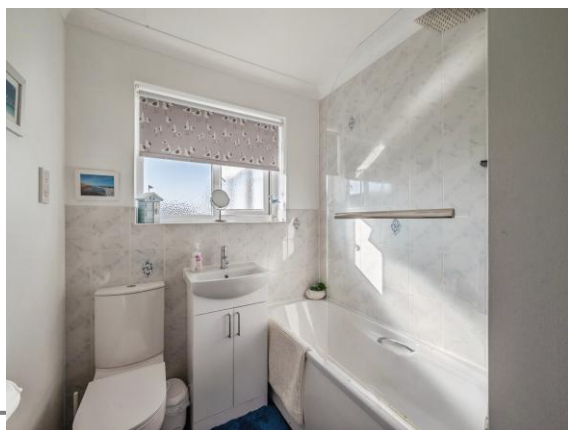
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>> **property images**



Your William H Brown office: 52 High Street, Stalham, NORWICH, Norfolk, NR12 9AS
T 01692 581034 E stalham@williamhbrown.co.uk

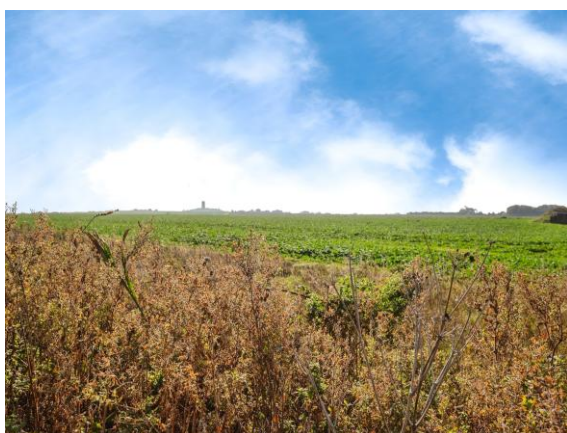
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>> floor plan



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.focalagent.com

>> approval

Signature

Date

	Signature	Date
Gemma Miller		
Mr Michael Edward Boxall		

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