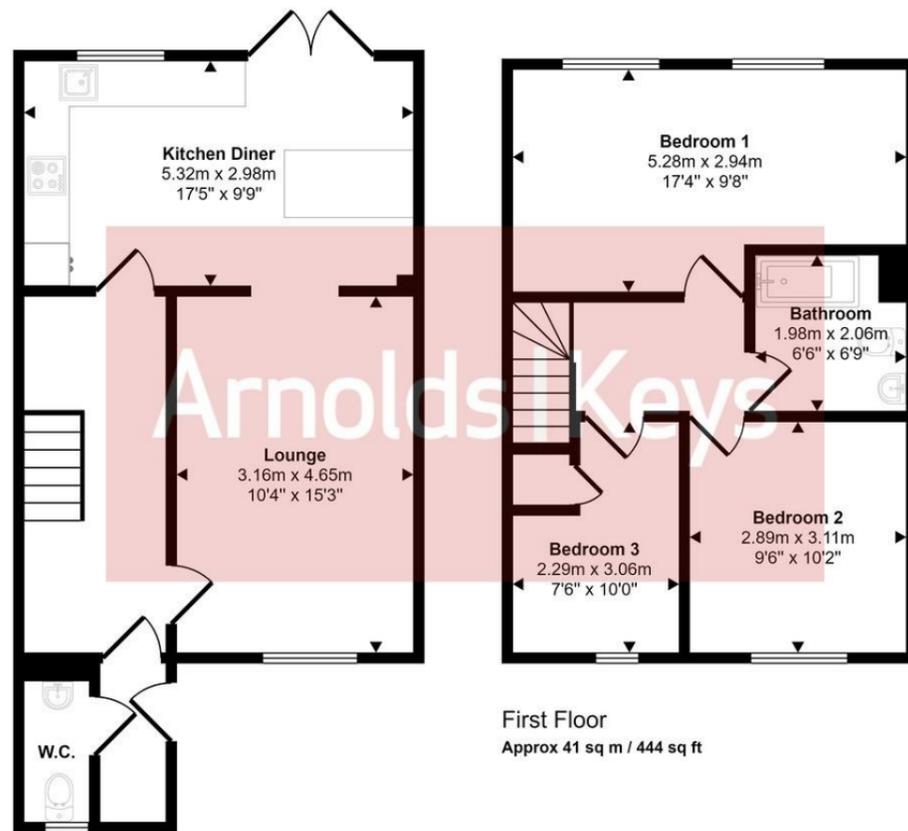




Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approx Gross Internal Area  
87 sq m / 932 sq ft



Ground Floor  
Approx 45 sq m / 488 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Arnolds Keys refer sellers and buyers to various trusted firms for services associated with the home move process, for which in some cases a referral fee is paid to Arnolds Keys by the service provider. It is your decision whether you choose to deal with those firms. Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250. Arnolds Keys recommend Hadley and Ottaway (H&O) for removal services. Should you decide to use H&O we would receive a referral fee of 10% of the net final invoice.

%office\_emailAddress\_rs%  
01263 738444

County 01263 738444  
City 01603 620551  
Coastal 01263 822373

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.



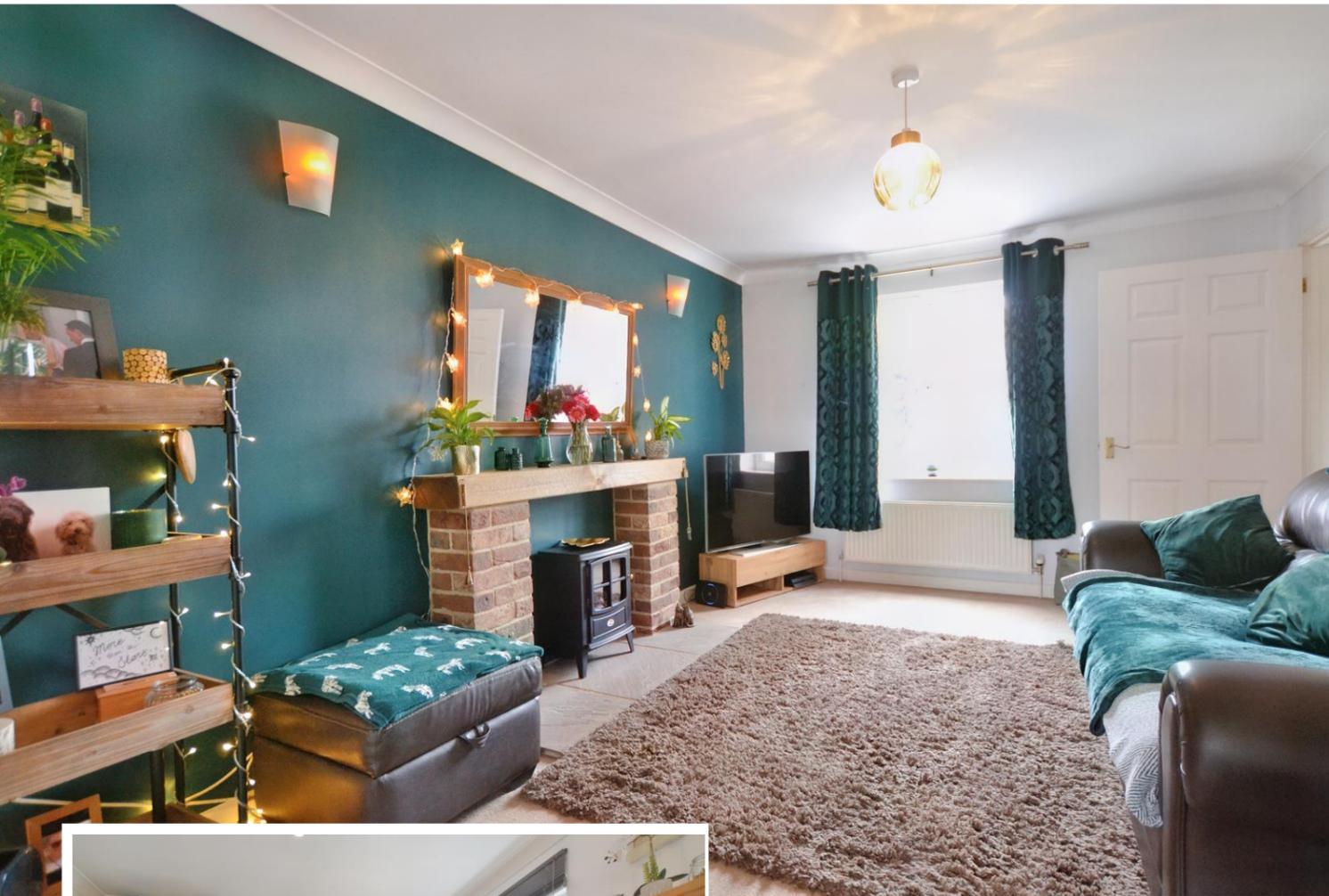
## Willow Court, Sea Palling

**\*VENDOR FOUND\*** Ideally situated in the highly sought after Coastal Village of Sea Palling is this beautifully presented three bedroom home, just a stones throw from the beach.

**Offers Over £240,000**

- Semi Detached Home
- Beautifully Presented
- Off Road Parking
- Enclosed Easy Maintenance Garden
- Desirable Coastal Village Location
- Within Walking Distance of the Beach
- Ground Floor W/C
- Three Bedrooms

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## Property Description

### DESCRIPTION

This beautifully presented three bedroom semi detached house is tucked away within the popular Coastal Village of Sea Palling, this property offers all you could want from a Coastal lifestyle; just a short walk from the blue flag beach with easy access to the stunning North Norfolk Countryside. The property itself offers bright and contemporary accommodation throughout, with off road parking for two cars and a low maintenance, fully enclosed rear garden. This easy maintenance home would make a superb holiday let or a perfect find for first time buyers.

### LOCATION

Sea Palling is ideally positioned just four miles from the Market Town of Stalham, which hosts a range of local amenities and a supermarket. Sea Palling itself is a beautiful white sand beach most commonly known for its resident seals and has been awarded the Blue Flag. The village has a shop, post office, pub and local coffee shop and is just a short drive from Ingham you will find



a well-stocked farm shop and local butcher. The Broads can also be easily accessed from the village.

### ENTRANCE HALL

UPVC door to front entrance. Radiator. Tiled flooring.

### W/C

Double glazed window with obscured glass to front. W/C, vanity unit with hand wash basin over. Extractor fan. Radiator. Tiled flooring.

### LIVING ROOM

Double glazed window to front. Radiator. Brick built fireplace surround. Open to;



### KITCHEN/BREAKFAST ROOM

Double glazed window to rear and double glazed UPVC French doors to rear garden. The kitchen is fitted with a range of wall and base units and island unit/breakfast bar; both with solid oak worktop over. There is space and plumbing for a washing machine, dish washer and space for an American style fridge freezer. Integrated double electric fan oven with separate grill over. The worksurface houses an induction hob with extractor fan over.

### FIRST FLOOR

### LANDING

Carpet flooring, radiator.

### BEDROOM ONE

Dual aspect room with two double glazed window to rear aspect and radiator.

### BATHROOM

Three piece suite comprising of bath with 'Triton' electric power shower over, W/C and vanity unit with hand wash basin over. Extractor fan. Heated towel rail. Tiled flooring.

### BEDROOM TWO

Double glazed window to front aspect and radiator.

### BEDROOM THREE

Double glazed window to front aspect and radiator. Airing cupboard.



### OUTSIDE

The property is situated to the corner of Willow Court and features off road parking to the front for two cars which is bordered with flower beds. The property is approached via a paved area to the front. The rear garden is ideally low maintenance and is mainly laid to astro turf with a decked seating area, flower beds and garden shed.

### AGENTS NOTES

This property is freehold. Mains drainage and electric connected. Oil fired central heating.

