



2 Priory Road, Bacton

Norwich



Minors & Brady

2 Priory Road

Bacton, Norwich

A superb coastal family home set on a generous plot with extensive gardens, ample parking and versatile living space throughout. Occupying a set-back position from the road, this well-presented property offers a wonderful sense of privacy while remaining close to the amenities and coastline of Bacton. The spacious sitting and dining room provides an excellent hub for family life, complemented by a bright conservatory overlooking the garden. A well-appointed kitchen features attractive light cabinetry, contrasting worktops and French doors leading outside. The impressive outdoor space includes a beautifully maintained main garden alongside a separate fenced area with useful outbuildings. Combining practical accommodation with a sought-after seaside location, this property offers an enviable Norfolk lifestyle.

- Generous three-bedroom family home
- Set back from the road with a private approach
- Large gravel driveway providing ample off-road parking
- Spacious sitting and dining room ideal for entertaining
- Bright and versatile conservatory overlooking the garden
- Well-appointed kitchen with French doors to the rear
- Modern family bathroom fitted with a contemporary three-piece suite
- Extensive, well-maintained rear garden
- Separate fenced garden area with useful outbuildings
- Subject to a Section 157 Housing Act 1985 restriction relating to its Norfolk location



M&B



M&B

2 Priory Road

Bacton, Norwich

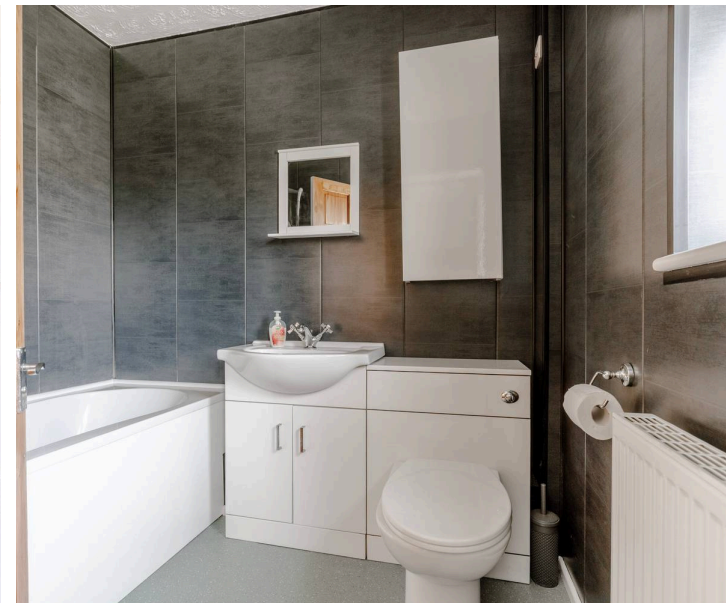
The Location

Bacton is a charming coastal village situated on the beautiful North Norfolk coastline, offering a wonderful balance of seaside living, countryside surroundings and a strong sense of community. Renowned for its expansive sandy beach and far-reaching sea views, the village provides a peaceful environment that appeals to both permanent residents and holidaymakers alike. Whether enjoying a stroll along the shoreline, taking in the fresh coastal air or exploring the surrounding countryside, Bacton offers an enviable lifestyle in one of Norfolk's most attractive coastal settings.

Despite its tranquil atmosphere, the village benefits from a range of everyday amenities including a village shop, public houses, café facilities and community services, helping residents enjoy the convenience of local living. Bacton also has a rich history, with links to the remains of Bacton Priory and a heritage that stretches back many centuries, adding character and interest to the area.

The wider North Norfolk coast is well known for its natural beauty, with an abundance of walking routes, wildlife habitats and unspoilt landscapes to explore. Nearby nature reserves and coastal paths provide excellent opportunities for birdwatching, outdoor recreation and enjoying the area's diverse scenery throughout the year.

Bacton is also ideally positioned for access to the Norfolk Broads, one of the UK's most celebrated national parks, where miles of waterways, picturesque villages and leisure activities can be enjoyed. The nearby market towns of North Walsham and Stalham offer a wider selection of shops, supermarkets, schooling and recreational facilities, while the city of Norwich provides extensive retail, dining, cultural and transport connections.



M&B

2 Priory Road

Bacton, Norwich

Priory Road, Bacton

Set back from the road and enjoying a generous plot, this well-proportioned three-bedroom home offers an excellent opportunity for buyers seeking space both inside and out, all within the desirable coastal village of Bacton.

With ample off-road parking, versatile living accommodation and substantial outdoor space, the property is perfectly suited to family life and those looking to enjoy the relaxed Norfolk coastline lifestyle.

Approached via a large gravel driveway, the property immediately impresses with its set-back position and plentiful parking provision. The frontage creates a welcoming first impression while offering practicality for households with multiple vehicles, visitors or those requiring additional space for recreational vehicles.

The accommodation is centred around a particularly spacious sitting and dining room, providing a flexible environment for both everyday living and entertaining. Benefiting from an abundance of natural light, this generous reception space comfortably accommodates separate seating and dining areas, creating a sociable and inviting atmosphere throughout the year.

To the rear, the kitchen offers excellent functionality with a range of light-coloured cabinetry complemented by contrasting dark worktops, creating a stylish and timeless finish. Generous preparation space, provision for appliances and practical storage make this a highly usable room for busy households. French doors open directly onto the garden, allowing for easy outdoor access and enhancing the connection between the home and its outdoor surroundings.



M&B

2 Priory Road

Bacton, Norwich

Adding further versatility, the conservatory provides a useful additional reception area that can be adapted to suit a variety of needs, whether as a garden room, hobby space, home office or additional seating area. The outlook over the garden helps create a bright and relaxing environment that can be enjoyed throughout the seasons.

The first floor offers three bedrooms alongside a contemporary family bathroom fitted with a modern three-piece suite. The layout provides comfortable accommodation for families, guests or those requiring dedicated workspace from home.

Outside, the property continues to impress with its extensive grounds. The main garden is well maintained and offers plenty of space for children to play, outdoor dining and relaxation. Beyond this lies a separate fenced garden area incorporating useful outbuildings, providing additional flexibility for storage, hobbies, gardening pursuits or workshop use.

Agents Note

This property will be sold freehold and connected to mains water, electricity, gas and drainage.

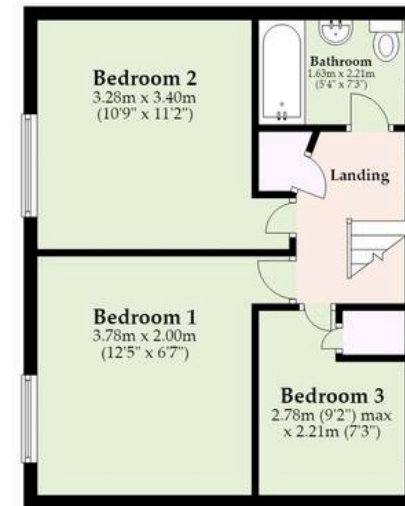
Please note that the property is subject to a Section 157 Housing Act 1985 restriction, which is commonly associated with properties in rural Norfolk locations. Buyers are advised to discuss the restriction with their solicitor to ensure they are comfortable with the requirements before proceeding.



Ground Floor
Approx. 92.9 sq. metres (999.5 sq. feet)



First Floor
Approx. 40.3 sq. metres (433.8 sq. feet)



Total area: approx. 133.2 sq. metres (1433.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.

Dreaming of this home? Let's make it a *reality*.



Meet *Abi*
Branch Partner



Meet *Karol*
Property Lister



Meet *Claire*
Aftersales Team Leader

Minors & Brady
Your home, our market



wroxham@minorsandbrady.co.uk



01603 783088



6 Church Road, Wroxham, Norwich, NR12 8UG

BURY ST. EDMUNDS | CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM



How can we support

- ✓ Residential Mortgages
- ✓ Protection & Insurance
- ✓ Buy-to-let (personal and limited company)



Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Advisor

Offering you quick and professional mortgage advice every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk