



Waxham Court | , Sea Palling, Norfolk, NR12 0UP

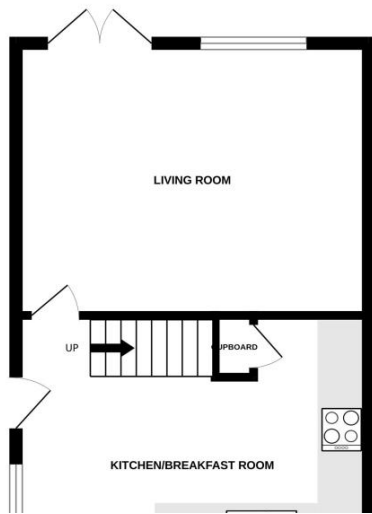
£850 pcm

Gilson Bailey Lettings are delighted to offer this superbly presented modern TWO BEDROOM HOUSE situated in this wonderful sea-side village with local shops, pubs, restaurants and the wonderful sandy public beach. Norwich is approx. 30 minute drive. The property enjoys a cul-de-sac location and the accommodation comprises of a large living room with doors to garden, modern kitchen breakfast room, big master bedroom, good sized second bedroom, bathroom with shower over the bath, private garden, double glazing, modern electric heating, private South facing courtyard garden, off street parking space, Council Tax Band A, UNFURNISHED. ****COASTAL LOCATION****



Available From: 11 March 2026

GROUND FLOOR



Bedroom 2 (First Floor)

2.20m (7'3") x 2.20m (7'3")

Good sized second bedroom, front aspect window, wardrobe recess, quality laminate floor, heater.

Agents Notes

Due to high demands, there may be multiple viewings at the same time and cannot guarantee a solo viewing at any one time.

Agents Notes

There may be Furniture/furnishings along with white goods in the property when viewing that are not included in the tenancy . Please contact the office for further details.

Agents Notes

The tenants may still be in residence so these details and photos are only an indication of the property and there could be some requirement for remedial work before the start of a new tenancy.

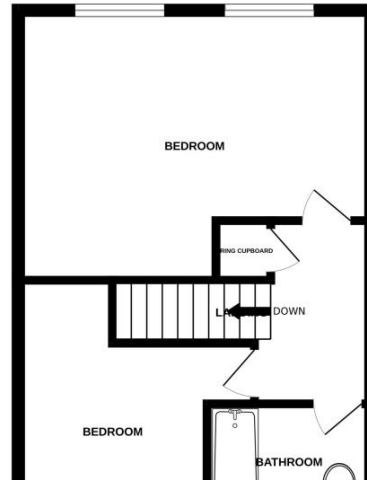
Garden

Enclosed private courtyard style South facing garden. Mainly hard landscaped for easy maintenance. Timber shed.

Parking

One allocated off street parking space.

1ST FLOOR



Kitchen Dining Room (Ground Floor)

4.40m (14'6") x 3.50m (11'6")

kitchen with ample storage and work surface. Appliances include electric cooker. Space and plumbing for additional appliances. Dining area.

Living Room (Ground Floor)

4.40m (14'6") x 3.50m (11'6")

Large living room with glazed doors and big rear aspect window which allows much natural light in providing the room with a bright and relaxed feel. TV point, heater.

Bathroom (First Floor)

Modern bathroom suite in white comprising bath with electric shower over, WC and wash basin. Frosted window, extensive tiling.

Bedroom 1 (First Floor)

4.40m (14'6") x 3.40m (11'2")

Master bedroom, two rear aspect windows overlooking the garden. Quality laminate floor, heater.

Energy ratings

Directions: Leave Norwich Via the B1151, proceed through Wroxham and proceed to Stalham. Turn left at the Tesco super store and follows signs to Sea Palling. In entering the village pass Beach Road and Waxham Court is next right.