



**2 Burley Road,**  
Sloley, Norfolk NR12 8HH

- Spacious Ex-Local Authority House
- Approx. Fifth of an Acre Plot (stms)
- Wonderful 150' West-Facing Garden
- Three Bedroom Accommodation

**Guide Price £290,000**

EPC Rating 'D 55'





## Property Description

An ex-local authority semi-detached house occupying a generous fifth of an acre plot (subject to measured survey) within a wonderful rural cul-de-sac position.

The property, which is well presented throughout, provides three bedroom accommodation including a lounge with wood burner, 20'4 kitchen/breakfast room, utility lobby, conservatory, ground floor cloakroom and a first floor bathroom with white suite.

Further benefits include uPvc sealed unit double glazing, oil fired central heating to radiators from a modern boiler and a built-in pantry cupboard in the kitchen/breakfast room.

The beautifully maintained garden to the rear enjoys a sunny west-facing aspect and measures over 150' deep, including a paved patio area, detached garage and a large timber store shed. The gravelled driveway to the front and side provide ample off road parking space for several vehicles.



**Agent's Note:** We understand that there is a restriction on this property, meaning that it can only be purchased by prospective buyers who have lived and/or worked in Norfolk through the whole of the last 3 year period.

## Location

The pretty village of Sloley is approximately three miles south of the market town of North Walsham and about a mile from the historic village of Worstead where there is a railway station (just over half a mile from the property) providing services on the Norwich to Sheringham line. North Walsham itself offers a wide range of shopping facilities, including Sainsbury's, Lidl and Waitrose supermarkets, doctors' surgeries and all levels of schools (including sixth form college). The city of Norwich is within 15 miles of the village.

## Accommodation

UPvc front entrance door (with fanlight) opening to:

### ENTRANCE HALL

Staircase to first floor, window to front, door to cloakroom, opening to lounge and kitchen/breakfast room.

### CLOAKROOM

Wash hand basin with cupboard under, close coupled WC, tiled floor, fully tiled walls.

### LOUNGE

14' 1" x 12' 4" (4.29m x 3.76m) Open fireplace with exposed brick surround and inset wood burner on tiled hearth, laminate wood floor, uPvc sealed unit double glazed window to rear, radiator.

### KITCHEN/BREAKFAST ROOM

20' 4" x 9' 1" (6.2m x 2.77m) Fitted with a range of matching wood fronted base units and wall cupboards, glass fronted display cupboards, roll top work surfaces with tiled splash backs, inset single drainer stainless steel sink unit with mixer tap, breakfast bar, space for cooker with stainless steel splash back and extractor hood over, space and plumbing for dishwasher, space for fridge/freezer, uPvc sealed unit double glazed windows to front and side, radiators, tiled floor, door to utility room, built-in pantry cupboard, opening to:

### CONSERVATORY

8' 6" x 7' 7" (2.59m x 2.31m) UPvc sealed unit double glazed windows to side and rear, French doors to rear garden, tiled floor, vaulted ceiling with inset spotlights.





### UTILITY ROOM

Fitted base cupboards, roll top work surfaces with inset stainless steel sink unit and tiled splash backs, space and plumbing for automatic washing machine, space for fridge and tumble dryer, uPvc sealed unit double glazed window to side, tiled floor, uPvc sealed unit double glazed door to front.

### LANDING

Panelled doors to bedrooms and bathroom, access to loft space.

### BEDROOM 1

12' 4" x 11' 5" (3.76m x 3.48m) plus door recess. UPvc sealed unit double glazed window to rear, radiator.



### BEDROOM 2

12' 1" x 9' 1" (3.68m x 2.77m) plus door recess. UPvc sealed unit double glazed window to side, radiator.

### BEDROOM 3

9' 3" x 8' 6" (2.82m x 2.59m) UPvc sealed unit double glazed window to front, radiator, built-in storage cupboard.



### BATHROOM

7' 9" x 5' 5" (2.36m x 1.65m) Matching white suite comprising pedestal hand basin, close coupled WC, panelled bath with shower over and fitted screen, fully tiled walls, radiator, uPvc sealed unit double glazed window to front.

## Outside

The property occupies a generous plot which extends to approximately a fifth of an acre (subject to measured survey). This includes a fantastic, enclosed west-facing garden which is over 150' long and approximately 42' wide (widening at the rear to almost 47').

To the front of the house there is a gravelled driveway which provides off road parking space for several vehicles and access to the detached single garage. The garage has doors to the front and the rear, to allow for storage of additional vehicles as required.

The rear garden has been predominantly laid to lawn featuring a selection of well-stocked shrub beds, a large timber store shed/workshop, a block paved pathway, and a paved patio area, edged by raised flower beds with inset lighting.





## Viewings

By arrangement with the agents, Acorn Properties

**☎ 01692 402019**

## Services

Mains electricity, water and drainage. Oil fired central heating.

## Tenure

Freehold

## Possession

Vacant possession on completion

## Council Tax Band

Band A

## Directions

From North Walsham head out on the B1150 and on reaching the village of Scottow take the left hand turning before the Rugby Club signposted Sloley. Follow the road around the 'S' bend and take the right hand turning into School Road signposted Frankfort. Follow the road for just over half a mile and take the right hand turning after the bridge into Burley Road, where the property can be found on the right hand side.

## Referrals

*Acorn Properties are pleased to recommend a variety of local businesses to our customers.*

*In most instances, these recommendations are made with no financial benefit to Acorn Properties.*

*However, if we refer our clients to our trusted local Solicitors, Surveyors or Financial Services, Acorn Properties may receive a 'referral fee' from these local businesses.*

*If a referral to our trusted local solicitors is successful, Acorn Properties receive a referral fee of £100 - £180 following the successful completion of the relevant sale or purchase. There is no obligation for any of our clients to use our recommended solicitors, but we find the existing relationships we have with these firms can be beneficial to all parties.*

*For each successful Financial Services referral Acorn Properties will receive an introducer's fee which is between 25 – 30% of the net initial commission/broker fee received by the advisor. There is no obligation for our clients to use our recommended mortgage services.*

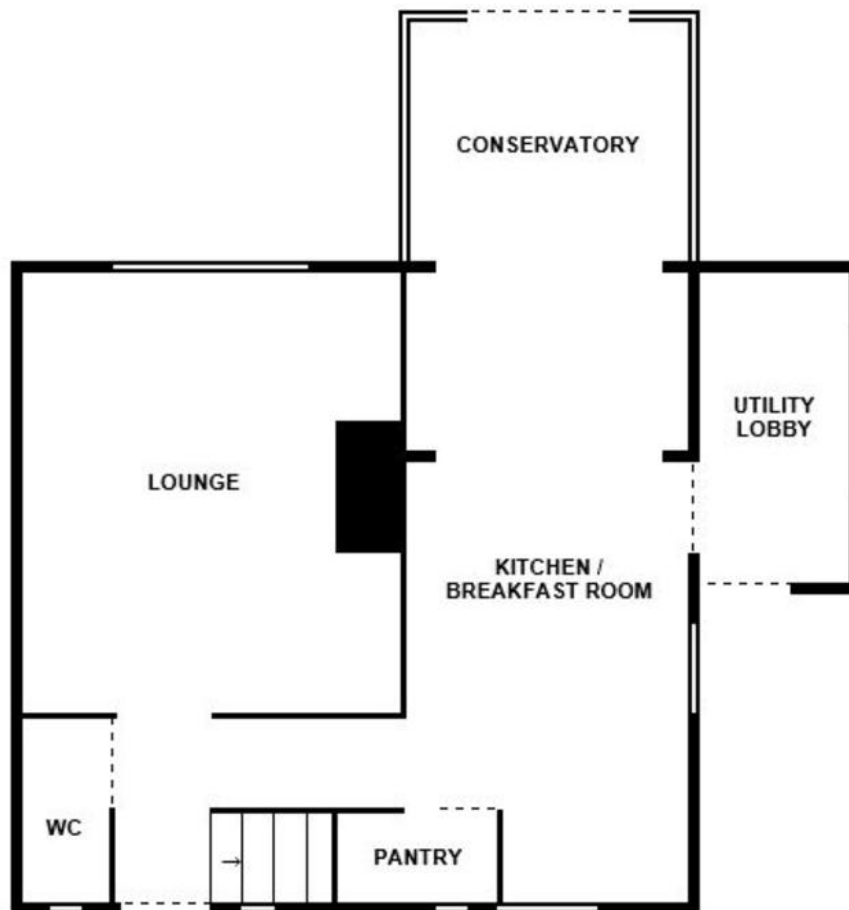
*For each successful Surveyors referral Acorn Properties will receive a fee of between £30 and £100. There is no obligation for our clients to use our recommended Surveyors.*





Score	Energy rating	Current	Potential
92+	A		106   A
81-91	B		
69-80	C		
55-68	D	55   D	
39-54	E		
21-38	F		
1-20	G		

**Floor Plan** (Not to scale and intended as an approximate guide to room layout only)



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance only. Whilst every care has been taken to ensure their accuracy, they should not be relied upon solely and potential buyers are advised to check specific measurements as necessary.