



16 Millfield Road,
North Walsham, NR28 0EB

- Established Mid Terrace House
- Three Bedroom Accommodation
- Non Estate Position close to School
- Enclosed Garden with Decking

Offers Over **£210,000**

EPC Rating 'D 61'





Property Description

An older style mid-terrace house enjoying a non-estate position, the property is conveniently situated within walking distance of primary school, leisure centre and train station.

The accommodation is arranged to provide a sitting room with open fire, 15'2 fitted kitchen/breakfast room with built-in oven and hob, a ground floor bathroom, uPvc garden room/utility room and three bedrooms.

Benefits include gas fired radiator central heating from a condensing combination boiler, wood grain effect uPvc sealed unit double glazed windows, panelled interior doors and built-in storage cupboards.

The fully enclosed garden to the rear includes a paved patio area and timber decking. Parking is provided on the gravelled driveway to the front and the house is offered for sale with no onward chain.



Location

North Walsham is a thriving North Norfolk market town offering a range of shopping facilities including a large Sainsbury's store, Waitrose, Lidl, all levels of schools including sixth form college, doctors' surgeries, restaurants and leisure facilities including the Victory swimming & fitness centre.

The town has a railway station providing regular train services on the Norwich to Sheringham line. The sandy beaches of the North East Norfolk coast are about six miles from the town, the Norfolk Broads are about twelve miles to the south and the city of Norwich is approximately 17 miles distant.

Accommodation

UPvc sealed unit double glazed wood grain effect front entrance door to:

Entrance Lobby

Staircase to first floor, radiator, panelled door to:

Sitting Room

12'2 x 13'3 max, 12'1 min (3.72m x 4.06m max, 3.69m min). Open fire with tiled surround and hearth, uPvc sealed unit double glazed wood grain effect window to front, radiator, coved ceiling, panelled door to:

Kitchen/Breakfast Room

15'2 min x 11'5 (4.64m min x 3.48m). Fitted with a range of matching base cupboards, drawers, wall units and glass fronted display cabinets, roll top work surfaces with tiled splash backs, breakfast bar, inset single drainer stainless steel sink unit with mixer tap, built-in electric oven and hob with extractor hood over, concealed wall mounted gas fired combination boiler, built-in airing cupboard with radiator and slatted shelving, uPvc sealed unit double glazed wood grain effect windows to side and rear, tile effect laminate wood floor, coved and textured ceiling with inset spotlights, radiator, panelled door to:

Rear Lobby

Built-in storage cupboard with panelled doors, tile effect laminate wood floor, panelled door to bathroom, panelled and part-glazed door to:

Garden/Utility Room

UPvc sealed unit double glazed windows to side and rear on brick base, plumbing for automatic washing machine/dishwasher, glass roof and door to rear garden.





Bathroom

Matching white suite comprising panelled bath with tiled surround, pedestal hand basin and low level WC, uPvc sealed unit double glazed wood grain effect window to rear, radiator.

First Floor Landing

Panelled doors to bedrooms, access to loft space (with fitted loft ladder).

Bedroom 1

12'2 x 13'5 max, 12'4 min (3.71m x 4.10m max, 3.76m min). UPvc sealed unit double glazed wood grain effect window to front, radiator, built-in storage cupboard, coved ceiling.



Bedroom 2

11'5 x 8'7 (3.48m x 2.62m). UPvc sealed unit double glazed wood grain effect window to rear, radiator.

Bedroom 3

8'2 x 7'9 (2.50m x 2.38m). UPvc sealed unit double glazed wood grain effect window to rear, radiator.

Outside

Immediately to the front of the property is a gravelled driveway providing off road parking space behind a low wall.

An archway between this and the neighbouring house leads through to the fully enclosed 40' long rear garden, which incorporates a paved patio area, small lawn and recently laid timber decking.



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.





General Information

Viewings

By arrangement with the agents, Acorn Properties

01692 402019

Services

Mains gas, electricity, water and drainage

Tenure

Freehold

Possession

Vacant possession on completion

Council Tax Band

Band B

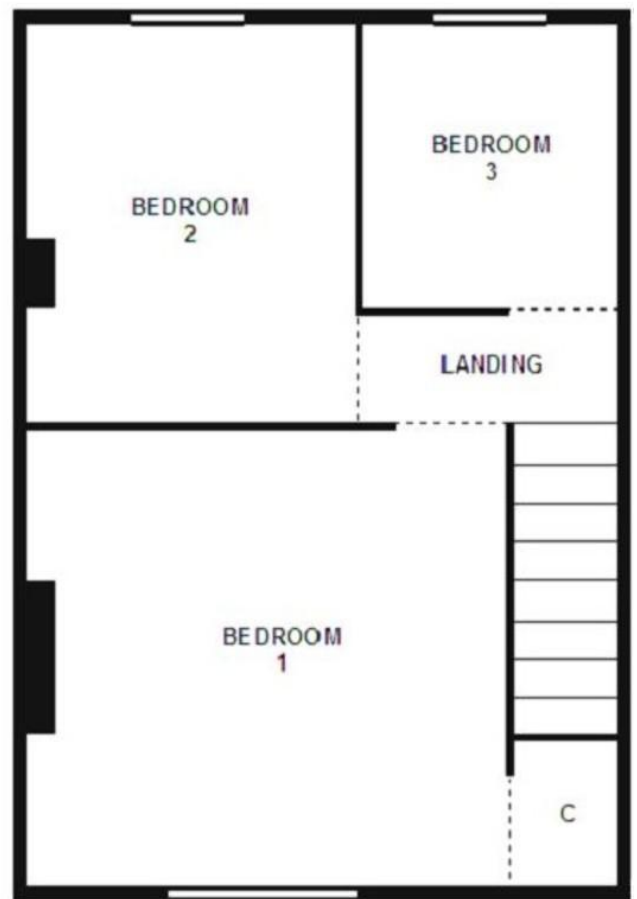
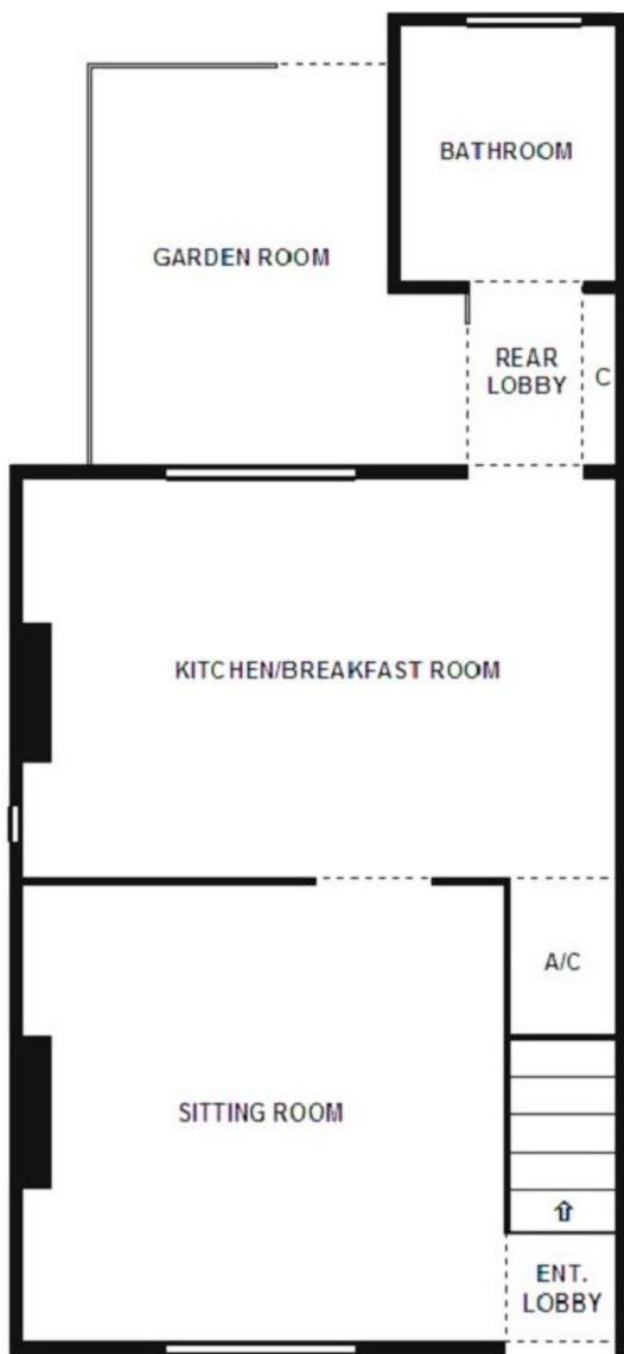
Directions

From the top of the Market Place turn right into Yarmouth Road and right at the mini roundabout into Grammar School Road. Turn left at the next mini roundabout into Norwich Road and proceed over the traffic light junction. Take the second right hand turning into Millfield Road and the property can be found on the right hand side.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 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)



29-30 Market Place
North Walsham
Norfolk
NR28 9BS

www.acornprop.co.uk
team@acornprop.co.uk
01692 402019

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.