



31 Carl Crescent,
Trunch, Norfolk, NR28 0PR

- Immaculate Detached Bungalow
- Village Cul-De-Sac Position
- Two Bedroom Accommodation
- Re-Fitted Kitchen & Shower Room

£285,000

EPC Rating 'C 70'





Property Description

An immaculate modern detached bungalow set in a quiet cul de sac position, the property has been extensively improved by the current Vendors and is presented beautifully throughout.

The two bedroom accommodation includes a re-fitted kitchen with contemporary gloss-finish units, a re-fitted shower room, uPvc conservatory overlooking the garden and a double aspect lounge.

Further benefits include gas fired central heating to radiators, uPvc wood grain effect double glazing, attractive low maintenance gardens, a single garage and additional off road parking.

Location

The village of Trunch is located about three miles north of the market town of North Walsham. The village itself has a church, public house and Community Centre with bowling club. More extensive facilities are available within North Walsham including schools and train services to Norwich.



The coast is also within easy reach at Mundesley (3 miles) which also offers a nine hole golf course.

The city of Norwich is about twenty miles to the south and the region is accessible by road and rail with the A11/M11 to London and main line rail connection to London/Liverpool Street Station taking approximately 100 minutes from Norwich Station. The rapidly expanding Norwich Airport offers domestic and European flights. The North Norfolk coastline, much of which is classified as an area of outstanding natural beauty, is to the north and includes bird sanctuaries, beaches and sailing.

Accommodation

Front entrance door opening to:

ENTRANCE HALL

Panelled doors to all rooms, radiator, vinyl flooring, built in storage cupboard, telephone point, coved and textured ceiling with access to loft space.

LOUNGE

14' 11" x 11' 11" (4.55m x 3.63m)

Double aspect room with uPvc sealed unit double glazed wood grain effect windows to side and rear, radiator, TV aerial points, telephone point, Karndean floor, coved and textured ceiling.



KITCHEN

14' 8" x 9' 8" (4.47m x 2.95m) plus door recess.

Re-fitted with a contemporary range of units including base cupboards, wall unit, wine rack, grey work surfaces with matching upstands, inset quartz composite sink and drainer with mixer tap, built-in eye level oven with overhead cabinet, inset induction hob with extractor hood over, integrated freezer, further space for upright fridge/freezer, space and plumbing for automatic washing machine and dishwasher, radiator, Karndean flooring, uPvc sealed unit double glazed wood grain effect windows to side and rear, TV aerial point, coved ceiling with inset spotlights, door to:



CONSERVATORY

9' x 6' 9" (2.74m x 2.06m)

UPvc sealed unit double glazed windows to side and rear, polycarbonate roof, tiled flooring, TV aerial point, French doors leading out to the rear garden.

BEDROOM 1

11' x 11' (3.35m x 3.35m)

UPvc sealed unit double glazed wood grain effect window to front, radiator, carpeted floor, coved ceiling.





BEDROOM 2

8' 8" x 7' 11" (2.64m x 2.41m)

Double aspect room with uPvc sealed unit double glazed wood grain effect windows to front and side, radiator, TV aerial point, vinyl flooring, coved ceiling.

SHOWER ROOM

5' 10" x 5' 5" (1.78m x 1.65m)

Beautifully re-fitted with matching white suite comprising wash hand basin with a range of surrounding storage cabinets, WC with concealed cistern, corner shower cubicle with mermaid-board surround, remaining walls fully tiled, laminate flooring, heated towel rail, extractor fan, uPvc sealed unit double glazed wood grain effect frosted window to the front, inset ceiling spotlights.



Outside

The property is approached via a low maintenance shingled front garden with a selection of mature bushes and trees and a paved pathway leading to the front door.

The enclosed rear garden has also been designed with ease of maintenance in mind, being mostly laid to shingle with a patch of artificial grass. Around the edge of the garden are well stocked borders with a variety of mature bushes, plants and flowers and there is a paved patio area and pathway leading through the garden to a rear gate which opens into the driveway.

The driveway provides ample off road parking space and access to the detached single garage via double doors. There is also a side door leading from the garage into the rear garden.



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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.

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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		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

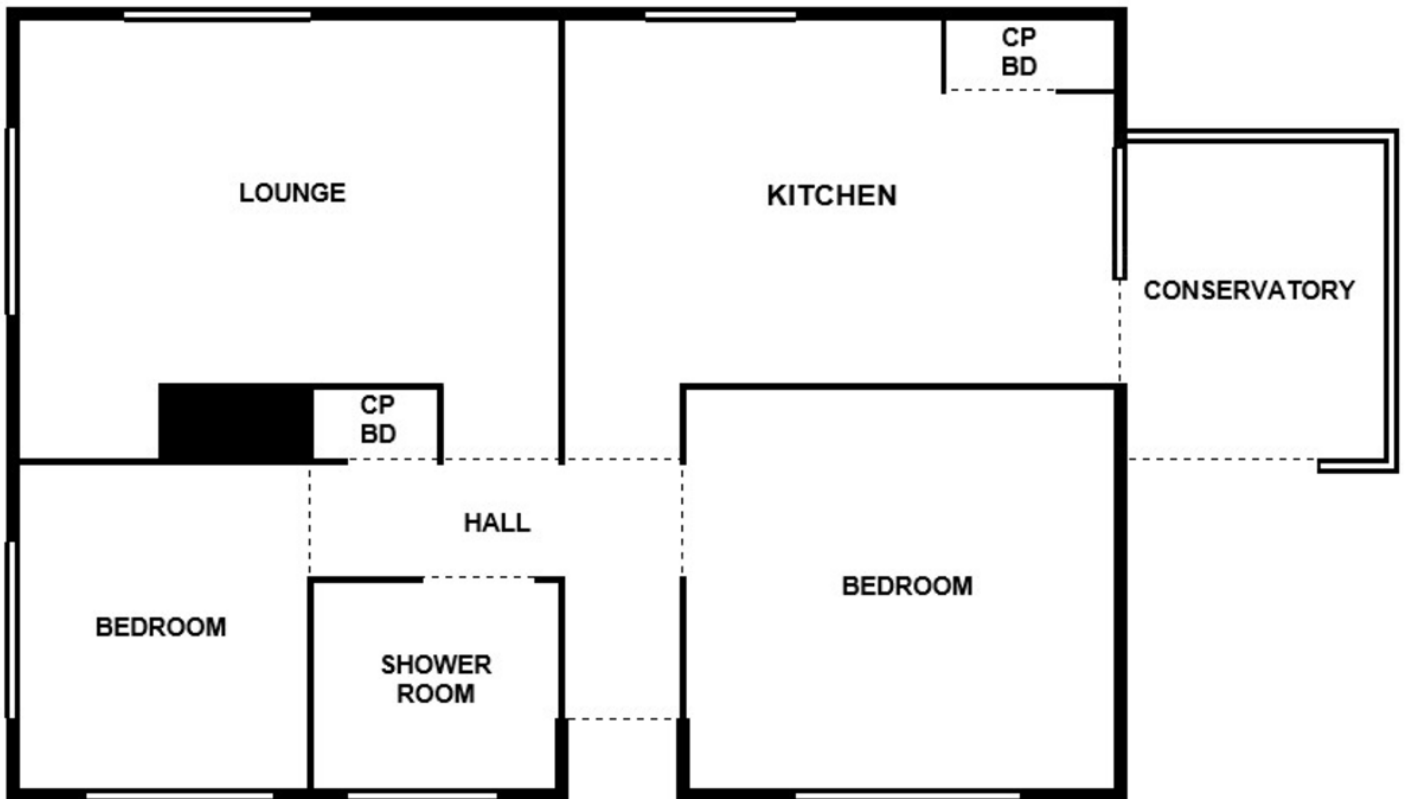
Directions

From North Walsham take the B1145 Mundesley Road. Proceed through the village of Swafeld and at the sharp right hand bend turn left signposted Trunch. Continue into the village, and take the left hand turning into Wades Way. Take the next left into Robert Close, and turn left again into Carl Crescent where the property can be found on the left hand side.



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.