



36 Skeyton Road,
North Walsham, NR28 0BT

- Established Detached Bungalow
- Enjoying a Generous 140' Plot
- Two Double Bedroom Accommodation
- Would Benefit from some Updating

£260,000

EPC Rating '63 D'





Property Description

An established detached bungalow enjoying a generous 140' plot, the property is situated towards the edge of the town and would benefit from some updating and modernisation.

The accommodation is arranged to provide two double bedrooms, a 17'11 kitchen/dining room, sitting room and bathroom. There is also a garden room to the front overlooking the well-established front garden.

The rear garden offers a good degree of privacy, and the property benefits from gas fired central heating to radiators (from a modern condensing boiler), some lovely original panelled interior doors, uPvc double glazing and a large pantry cupboard in the kitchen/dining room.

The bungalow 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 also has a railway station providing regular 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

Part-glazed entrance door opening to:

GARDEN ROOM

Windows to front and side, door opening to:

LOBBY

Small lobby with original panelled and part-glazed front entrance door to:

ENTRANCE HALL

Panelled doors to sitting room, kitchen/dining room, bedrooms and bathroom, radiator, picture rails, coved and textured ceiling with access to loft space.



SITTING ROOM

12' 5" x 11' 1" (3.78m x 3.38m)

Windows to side and rear, radiator, coved and textured ceiling.

KITCHEN/DINING ROOM

17' 11" x 11' (5.46m x 3.35m)

Double aspect room with windows to side and rear, walk-in pantry cupboard, radiators, built-in storage cupboards, built-in boiler cupboard housing wall mounted gas fired boiler, fitted work surface with inset single drainer stainless steel sink unit, inset hob and drawers under, tall unit with eye level oven and storage cupboards, space for appliances, part glazed door to:

SIDE PORCH

6' x 3' 10" (1.83m x 1.17m)

Part glazed door to front, windows to side and rear, glass roof.

BEDROOM 1

12' 1" x 10' 11" (3.68m x 3.33m)

Window to front, radiator, vanity unit with wash hand basin and cupboard under, coved and textured ceiling.





BEDROOM 2

11' 11" x 11' (3.63m x 3.35m)

Window to front, radiator, fitted wardrobe, coved and textured ceiling.

BATHROOM

10' 11" max x 4' 9" (3.33m max x 1.45m)

Wall mounted wash hand basin, close coupled WC, small panelled bath, radiator, built-in airing cupboard housing hot water tank, tiled walls, heated towel rail, access to loft space.

Outside

The bungalow sits in a generous plot, measuring approximately 140' deep and 40' wide with mature gardens to the front and rear.

The front garden is around 45' deep and includes a wide variety of established shrubs behind a brick wall, with a paved pathway leading to the front and side of the property.

There is a timber garden store shed to the right hand side of the bungalow and the pathway continues through to the rear garden. This would benefit from some maintenance, and incorporates paved and gravelled areas, deep well-stocked flower and shrub borders, a selection of trees and a second timber shed.



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.





Awaiting EPC Graph

General Information

Viewings

By arrangement with the agents, Acorn Properties

☎ 01692 402019

Services

[insert text here]

Tenure

Freehold

Possession

Vacant possession on completion

Council Tax Band

Band C

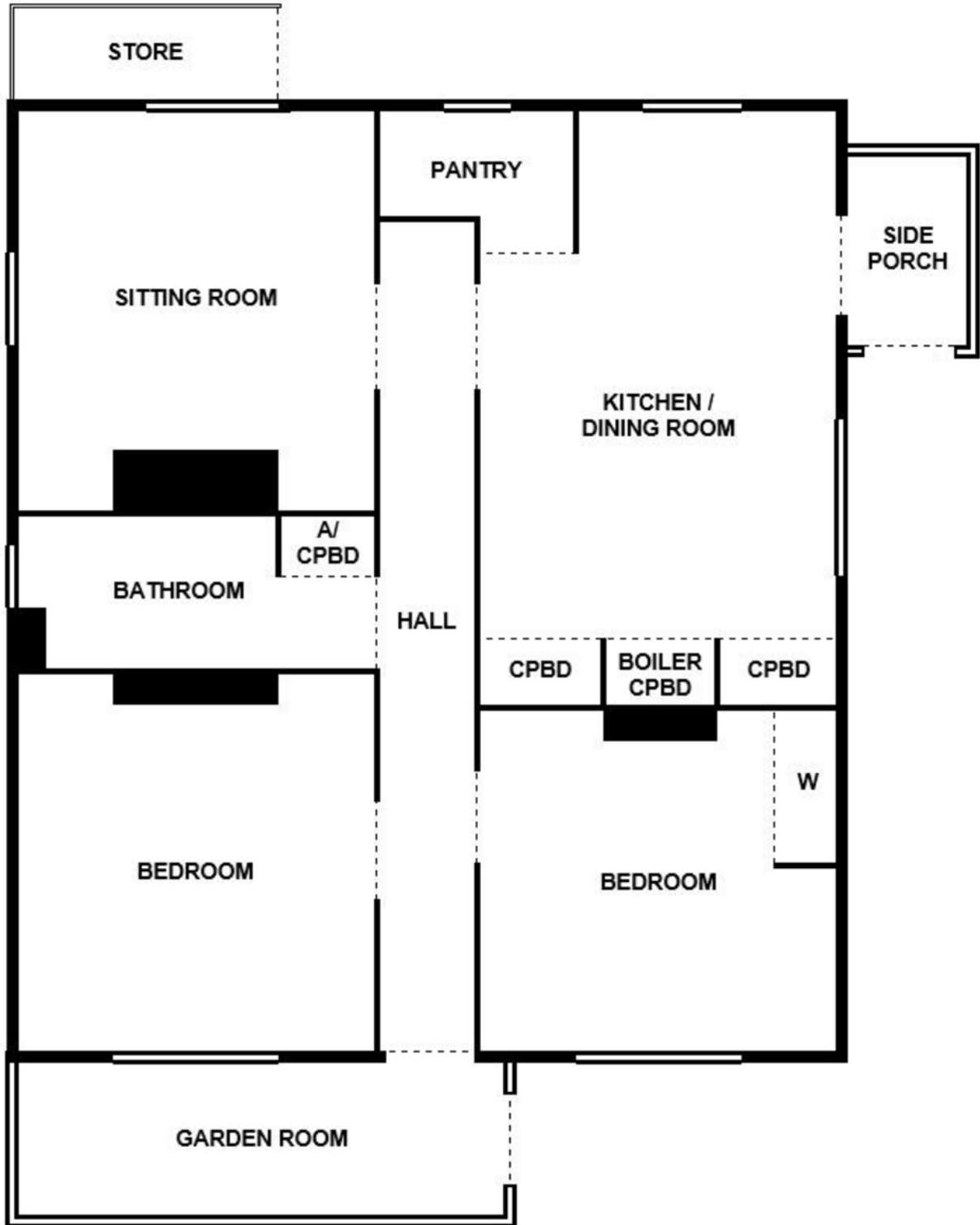
Directions

From the Market Place take Kings Arms Street and turn right at the mini roundabout into Norwich Road. Proceed over the traffic lights and take the 2nd right hand turning into Millfield Road. Continue straight ahead at the mini roundabout, turn left into Skeyton Road and the property can be found on the right hand side.



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.