



11 Chestnut Avenue,
North Walsham, NR28 9XH

- Beautifully Presented Detached Home
- Three Bedroom Accommodation
- Re-Fitted Kitchen & Bathroom
- Garage & Enclosed Rear Garden

Guide Price £300,000

EPC Rating 'D 66'





Property Description

A beautifully presented modern detached house, significantly improved by the current owners and arranged to provide three bedroom accommodation over two floors.

On the ground floor, an entrance hall provides access to a re-fitted cloakroom, re-fitted kitchen and lounge, with an archway from the lounge into an adjoining dining room. French doors in the dining room overlook the fully enclosed rear garden which is neatly presented. The first floor bathroom has also been re-fitted, boasting a neutral white suite and contemporary tiling.

Other benefits include gas fired central heating to radiators from a modern condensing boiler, panelled interior doors, replacement uPvc double glazing, a brick single garage and a driveway providing off road parking space for to vehicles.



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 swim & 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

Storm porch with panelled and part-glazed front entrance door to:

ENTRANCE HALL

Panelled doors to cloakroom, lounge and kitchen, staircase to first floor with storage cupboard under, radiator, coved and textured ceiling.

CLOAKROOM

Window to front, close coupled WC, wash hand basin with mixer tap and cupboard under, heated towel rail, coved and textured ceiling.



KITCHEN

11' 2" x 8' 9" (3.4m x 2.67m)

Re-fitted with contrasting 'gloss-finish' base units, drawers and wall cupboards, work surfaces with matching upstands and splash backs over, inset single drainer 1.5 bowl sink unit with mixer tap, built-in oven and hob with extractor hood over, serving hatch to dining room, space and plumbing for automatic washing machine, space for fridge/freezer, window to rear, wall mounted gas fired boiler, coved and textured ceiling, uPvc sealed unit double glazed door to side.



LOUNGE

15' 1" x 12' max (4.6m x 3.66m max)

UPvc sealed unit double glazed bay window to front, radiator, wall light points, TV aerial point, coved and textured ceiling, archway to:

DINING ROOM

10' x 9' 4" (3.05m x 2.84m)

UPvc sealed unit double glazed French doors to rear garden, laminate wood floor, radiator, coved and textured ceiling.



LANDING

Panelled doors to bedrooms and bathroom, window to side, radiator, coved and textured ceiling with access to loft space.

BEDROOM 1

14' 3" x 12' 3" max (4.34m x 3.73m max)

Window to front, radiator, laminate wood floor, coved and textured ceiling.

BEDROOM 2

11' 2" x 12' 2" max (3.4m x 3.71m max)

Window to rear, radiator, laminate wood floor, coved and textured ceiling.



BEDROOM 3

10' 5" x 7' 7" (3.2m x 2.31m)

Window to front, radiator, built-in cupboard, coved and textured ceiling.

BATHROOM

Re-fitted with matching white suite comprising pedestal hand basin with mixer tap and tiled splash backs, close coupled WC, panelled bath with shower mixer tap and tiled surround, extractor fan, heated towel rail, window to rear, built-in airing cupboard, coved and textured ceiling.



Outside

To the front of the property there is a small lawned garden behind a young hedgerow, with a paved pathway to the front entrance door.

The driveway to the left hand side provides off road parking space for two vehicles and access to the brick single garage, with up and over front door, personal side door, light and power connected. A pathway leads between the garage and the house, where there is gated access to the rear garden.

The fully enclosed rear garden is predominantly laid to lawn, with a selection of young trees, a timber garden shed and a pathway leading down to a patio area.



naea
propertymark

PROTECTED



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 C

Directions

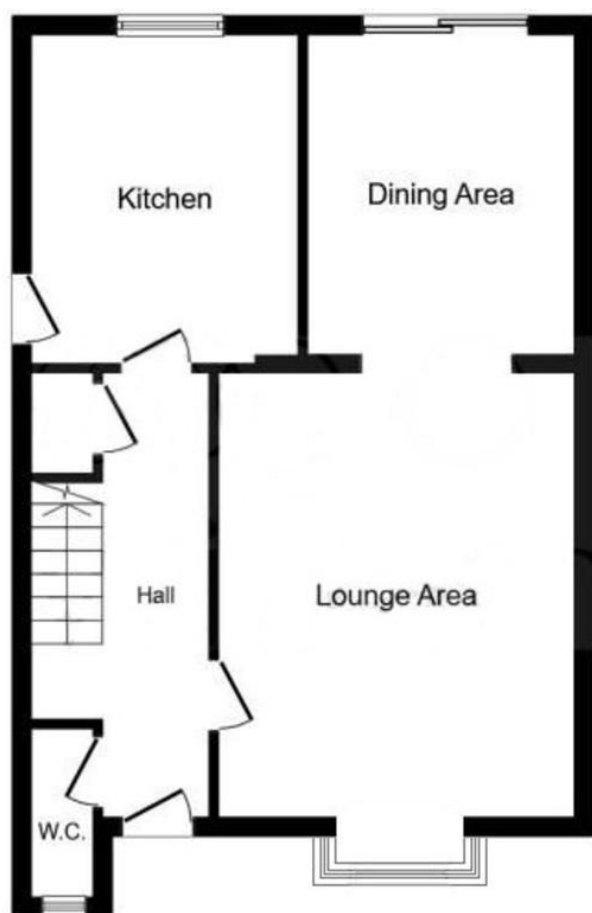
From the top of the Market Place turn left into New Road, and at the sharp right hand bend turn left into Pound Road. At the cross roads turn right into Manor Road and continue into Brick Kiln Road. Take the fifth right hand turning into Plantation Road, and the second left into chestnut Avenue, where you will find the property on the left hand side.

EPC Graph

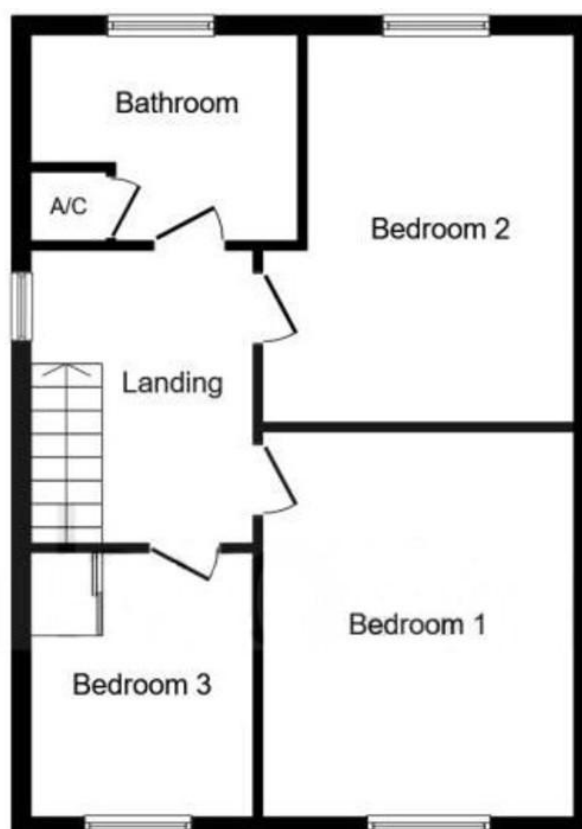
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan

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



Ground Floor



First Floor

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.

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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.