



**3 Arnold Pitcher Close,**  
North Walsham, Norfolk, NR28 0FG

- Immaculate Mid-Terrace House
- Three Bedroom Accommodation
- Re-Fitted Kitchen & Bathroom
- Gas Central Heating, Enclosed Garden

**£220,000**

EPC Rating 'tbc'







## Property Description

A 2006-built mid terrace house providing spacious three bedroom accommodation and presented to a high standard throughout.

The ground floor comprises a good size entrance hall, cloakroom, re-fitted kitchen/dining room with built-in oven/hob and a 15'3 lounge with French doors to the rear garden. On the first floor are three well proportioned bedrooms (with built-in wardrobes to the primary bedroom) and a bathroom with modern white suite.

The property enjoys gas fired central heating to radiators from a 2016-installed boiler, uPvc sealed unit double glazed windows and exterior doors, panelled interior doors, a pleasant enclosed rear garden and an off-road parking space.



## Location

North Walsham is a thriving North Norfolk market town offering a range of shopping facilities including a large Sainsbury's store, Lidl, Waitrose, 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

Panelled and part glazed front entrance door to:

### Entrance Hall

Staircase to first floor, radiator, panelled doors to cloakroom, kitchen/dining room and lounge, telephone point, built-in storage cupboard, coved and textured ceiling.

### Cloakroom

Pedestal hand basin with tiled splashbacks, close coupled WC, radiator, extractor fan, coved and textured ceiling.

### Kitchen/Dining Room

15'11 x 8'4 (4.86m x 2.54m). Fitted with a range of contrasting base units and wall cupboards, work surfaces with matching up-stands, inset single drainer 1 ½ bowl stainless steel sink unit with mixer tap, space and plumbing for automatic washing machine, built-in oven and four ring gas hob with glass splash back, uPvc sealed unit double glazed window to front, radiator, coved ceiling with inset spotlights.

### Lounge

15'3 x 11'3 (4.64m x 3.45m). UPvc sealed unit double glazed window and French doors to rear, laminate wood floor, TV aerial socket, telephone point, radiator, coved and textured ceiling.

### First Floor Landing

Panelled doors to bedrooms and bathroom, radiator, access to loft space (with fitted ladder and light), coved and textured ceiling.

### Bedroom 1

13'7 x 8'4 (4.15m x 2.55m). UPvc sealed unit double glazed window to rear, radiator, built-in wardrobes, coved and textured ceiling.







### Bedroom 2

11'9 x 8'4 (3.59m x 2.55m). UPvc sealed unit double glazed window to front, radiator, laminate wood floor, telephone point, coved and textured ceiling.



### Bedroom 3

10' x 6'7 (3.06m x 2.02m). UPvc sealed unit double glazed window to rear, radiator, laminate wood floor, coved and textured ceiling.

### Bathroom

Matching white suite comprising panelled bath with fully tiled surround and shower over, close coupled WC and wash hand basin with storage space under and tiled splashbacks, tiled floor, UPVC sealed unit double glazed window to front, radiator, built-in cupboard housing wall mounted gas fired boiler, coved ceiling with inset spotlights.

## Outside

To the front of the property is an off road parking space and a paved pathway leading to the main front entrance door, with gravelled borders on either side.

The enclosed rear garden incorporates a raised decked patio area and an astro-turf artificial lawn, with a further smaller patio area and a timber garden shed.



### Referrals

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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.*

*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

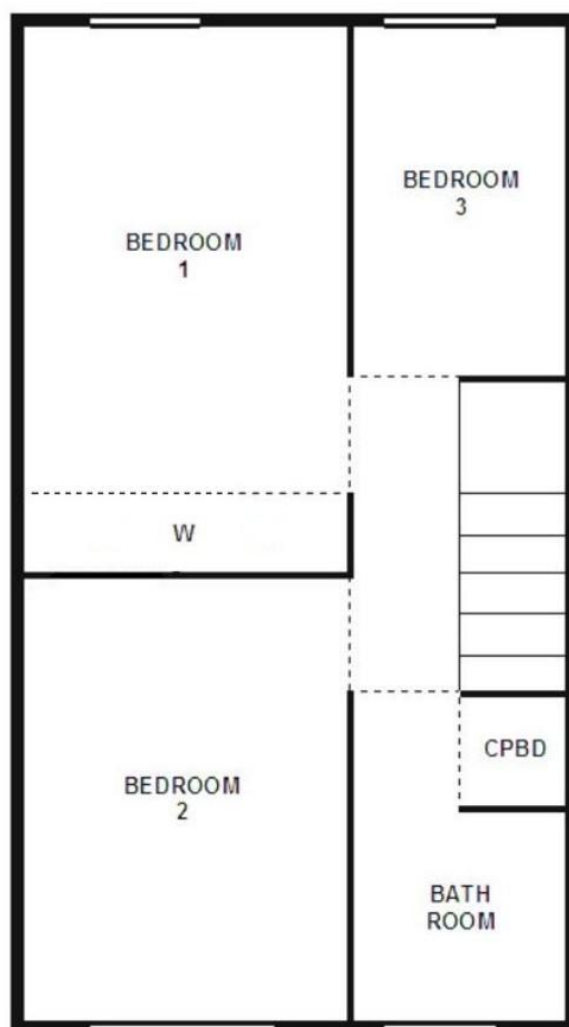
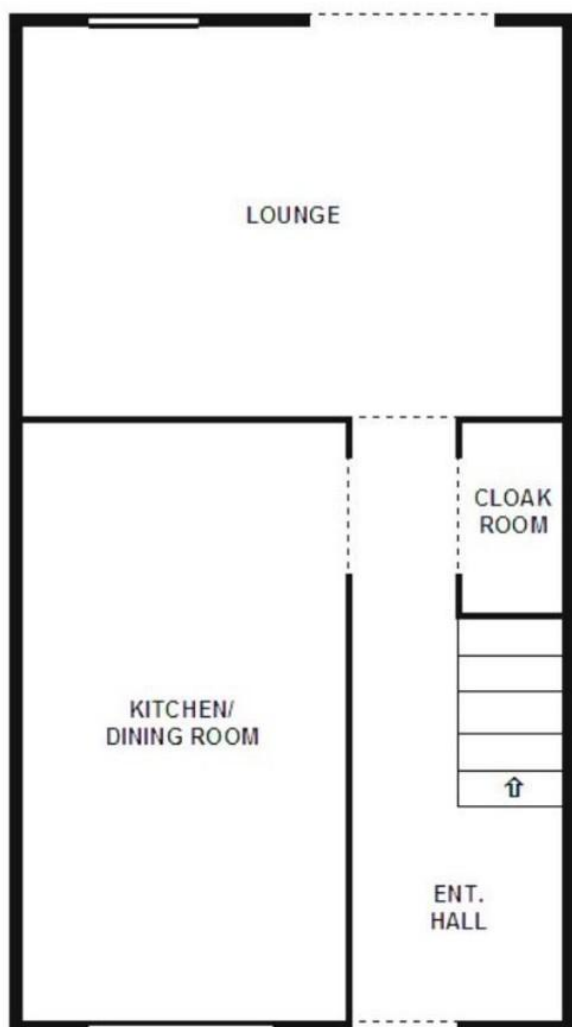
From the main town centre carpark (next to Sainsbury's) turn left into Bacton Road. Continue for about three quarters of a mile and shortly after the right hand bend turn right into Arnold Pitcher Close where the property can be found on the left hand side.



**AWAITING EPC GRAPH**

## Floor Plan

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



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