



**40 Spenser Avenue,
North Walsham, NR28 9HZ**

- Beautifully Presented Detached House
- Within Highly Sought-After Position
- Up to 4 bedroom Accommodation
- 3 Reception Rooms, Re-Fitted Kitchen

£400,000

EPC Rating 'D 65'





Property Description

A beautifully presented detached house located within a highly sought-after position, the property is arranged to provide up to four bedroom accommodation, including three reception rooms, a re-fitted kitchen with integrated appliances, a large entrance hall, ground floor cloakroom and first floor family bathroom.

The delightful enclosed rear garden is a particular feature of the property, measuring over 55' wide and enjoying a sunny westerly aspect with lawn and circular patio area. The attached single garage boasts an electric roller door and a block-paved driveway provides ample off road parking space.

Further benefits include gas fired central heating to radiators from a 2019 installed condensing boiler, uPvc sealed unit double glazing, Karndean and LVT flooring through much of the ground floor and a newly fitted wood burner in the double aspect lounge.



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

Panelled and part-glazed front entrance door leading to:

ENTRANCE HALL

Staircase to first floor with storage cupboard under, panelled door to lounge, panel glazed door to kitchen, radiator, telephone point, laminate wood floor, coved and textured ceiling.

LOUNGE

15' 1" x 12' 11" (4.6m x 3.94m)

Double aspect room with uPvc sealed unit double glazed windows to front and side, two radiators, TV aerial point, open fireplace housing wood burner (installed in 2023), dado rails, coved and textured ceiling, panelled door to:

DINING ROOM

10' 11" x 9' 5" (3.33m x 2.87m)

UPvc sealed unit double glazed French doors to rear garden, radiator, dado rails, LVT flooring, coved and textured ceiling, panelled door to snug, opening to:

KITCHEN

10' 11" x 10' 5" (3.33m x 3.18m)

Re-fitted with a range of matching 'shaker'-style base units, drawers, and wall cupboards, wine rack, wood-effect roll top work surfaces with tiled splash backs, inset single drainer stainless steel sink unit with mixer tap, built-in eye level oven and microwave, inset hob unit, integrated dishwasher and fridge, uPvc sealed unit double glazed window to rear, Karndean flooring, panel glazed door to:

REAR LOBBY

Doors to cloakroom and garage, uPvc sealed unit double glazed door to rear garden.



CLOAKROOM

Wash hand basin with cupboard under, close coupled WC, radiator, fully tiled walls, uPvc sealed unit double glazed window to side, coved and textured ceiling.

SNUG

10' 7" x 9' 11" (3.23m x 3.02m)

UPvc sealed unit double glazed window to rear, radiator, LVT flooring, coved and textured ceiling, panelled door to:

STUDY / BEDROOM 4

10' x 7' (3.05m x 2.13m)

UPvc sealed unit double glazed window to front, radiator, LVT flooring, telephone point, coved and textured ceiling.



LANDING

Panelled doors to bedrooms and bathroom, uPvc sealed unit double glazed window to side, built-in airing cupboard with radiator, coved and textured ceiling with access to loft space.

BEDROOM 1

13' 8" x 11' (4.17m x 3.35m)

UPvc sealed unit double glazed window to rear, radiator, coved and textured ceiling.

BEDROOM 2

12' 6" x 10' 11" (3.81m x 3.33m)

UPvc sealed unit double glazed window to front, radiator, fitted wardrobes and storage cupboards, coved and textured ceiling.



BEDROOM 3

11' x 8' 11" (3.35m x 2.72m)

UPvc sealed unit double glazed window to rear, radiator, coved and textured ceiling.

BATHROOM

8' 10" x 6' 7" (2.69m x 2.01m)

Matching white suite comprising pedestal hand basin with mixer tap, close coupled WC, shower cubicle and panelled bath, fully tiled walls, radiator, uPvc sealed unit double glazed window to front, inset ceiling spotlights.





Outside

At the front of the property a brick-weave driveway provides off road parking space and access to the attached single garage. The front garden is screened from the road by established hedging and has been laid to lawn with well stocked shrub borders and gated access through to the side and rear gardens.

The attached garage measures 17' 3" x 9' (5.26m x 2.74m) with electric roller door to front, window to side, connecting door to house, wall mounted gas fired boiler, light/power connected, plumbing and space for automatic washing machine, tumble dryer and fridge/freezer.



There is a small secluded garden on the south side of the house (adjacent to the study/bedroom 4) with a water feature and pathway leading through to the west-facing rear garden, which measures approximately 50' deep and 56' wide, being predominantly laid to lawn with neat, well maintained flower and shrub borders. There is also a circular paved patio area, an octagonal greenhouse, timber garden store shed and vegetable plot.

General Information

Viewings

By arrangement with the agents, Acorn Properties

☎ 01692 402019

Services

Mains gas, electricity, water and drainage

Tenure

Freehold

Possession

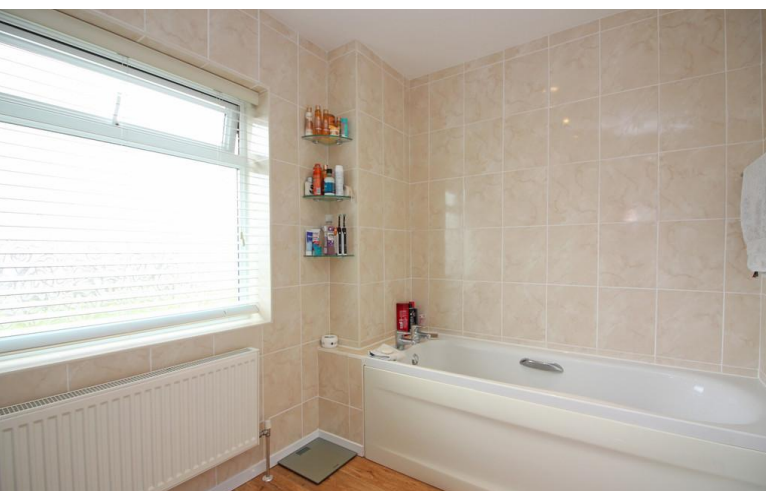
Vacant possession on completion

Council Tax Band

Band D

Directions

From the top of the Market Place turn right into Yarmouth Road and continue straight over at the mini roundabout adjacent to Lidl. Continue past the Police Station and turn left into Thirlby Road. Take the second turning on the left into Spenser Avenue and the property can be found on the left hand side.





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.

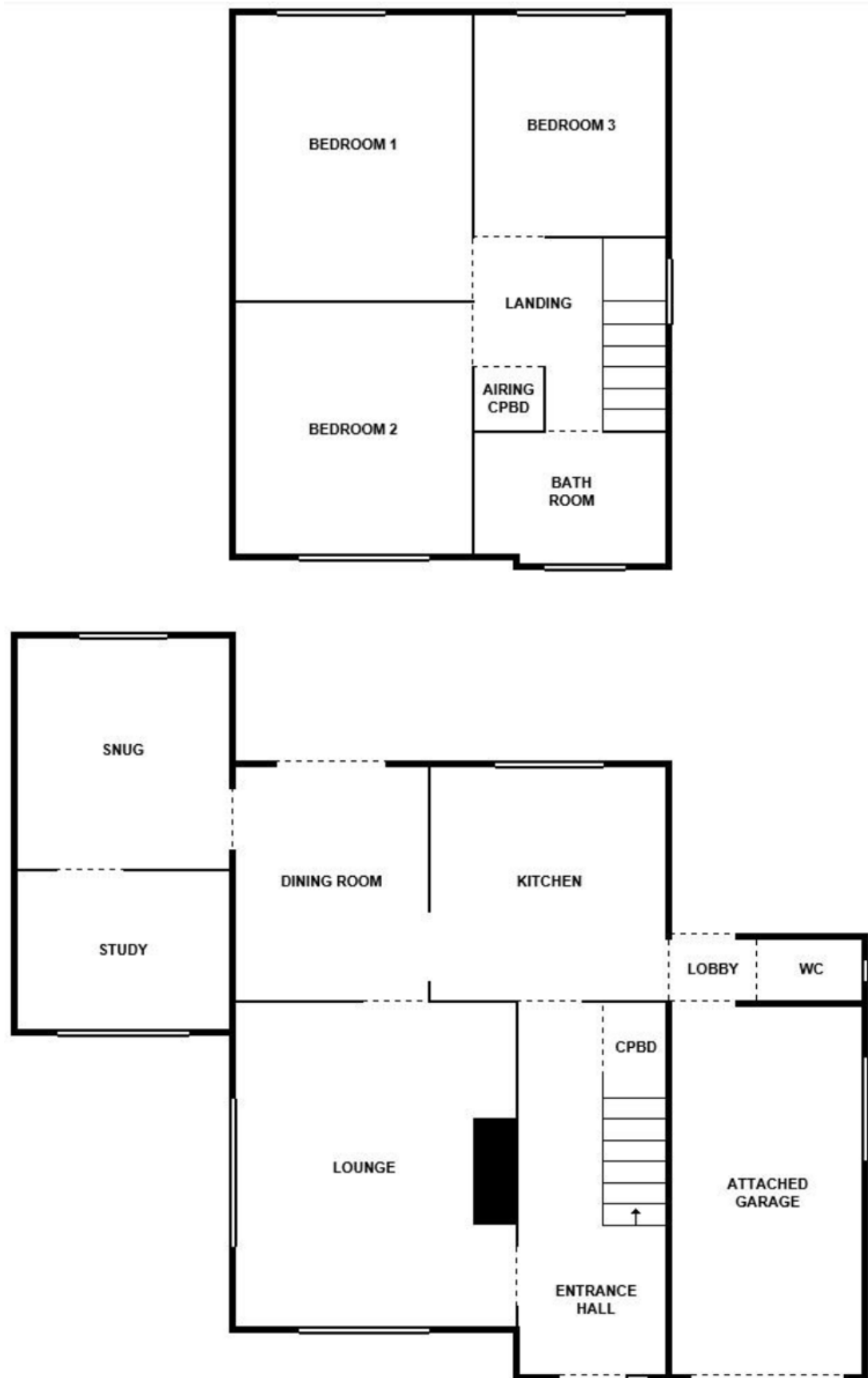
For each successful Surveyors referral Acorn Properties will receive a fee of between £30 and £100. There is no obligation for our clients to use our recommended Surveyors.



EPC Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 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)



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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.