



Northfield Road

North Walsham, NR28 0AT

- Four Bedroom End Terrace House
- Two Reception Rooms
- Bespoke Kitchen and Modern Bathroom
- 22' Garage and Garden

£275,000

EPC Rating '63'





Property Description

DESCRIPTION

Located in a unique position on the outskirts of North Walsham whilst being with easy reach of the town centre is this generously proportioned period four bedroom end terrace home with two reception rooms, good size garden and garage.

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.



ENTRANCE HALL

With staircase rising to the first floor, door to reception room.

RECEPTION ROOM

11' x 12' 1" (3.35m x 3.68m) With UPvc double glazed window to front, radiator, built-in cupboard housing electric meters, window providing extra light into the Lounge/Dining Room.



LOUNGE/DINING ROOM

14' 5" x 10' (4.39m x 3.05m) With radiator, feature brick chimney breast with wood burner and oak mantle, UPvc double glazed window to rear, under stairs storage area, doorway to Kitchen.

KITCHEN

12' 1" x 10' 4" (3.68m x 3.15m) A double aspect room with two UPvc double glazed windows, bespoke range of base and wall mounted units comprising cupboards and drawers, granite work surfaces, Belfast sink with mixer tap, space and point for range style cooker, further space for upright appliance, tiled floor, plumbing and space for washing machine, door to rear porch.



REAR PORCH

Glazed to two sides with door to rear garden.

FIRST FLOOR LANDING

With access to all rooms, hatch to loft space.



BEDROOM ONE

12' 1" x 10' 11" (3.68m x 3.33m) With UPvc double glazed window to front, radiator, walk-in wardrobe cupboard with hanging rail.

BEDROOM TWO

13' 1" x 11' 6" (3.99m x 3.51m) A double aspect room with two UPvc double glazed windows, radiator, built-in wardrobe cupboard with hanging space and cupboards above.



BEDROOM THREE

11' 6" x 9' (3.51m x 2.74m) With Upvc double glazed window to rear, radiator.

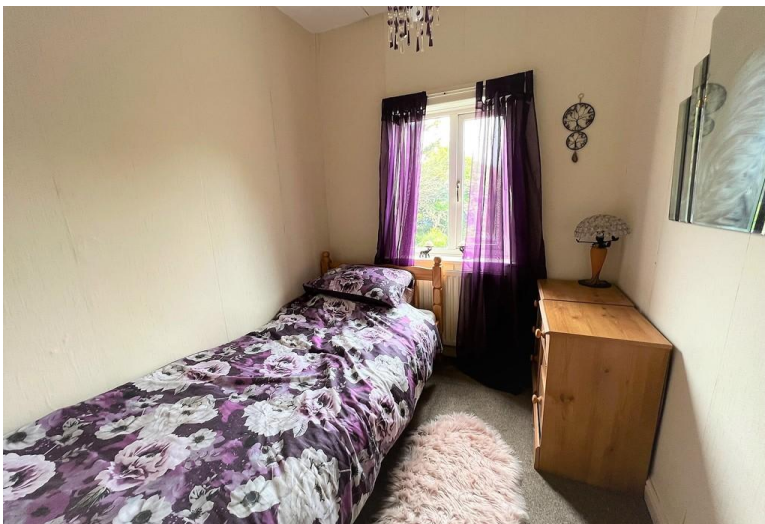


BEDROOM FOUR

7' 3" x 6' 6" (2.21m x 1.98m) With Upvc double glazed window overlooking the rear garden, radiator.

BATHROOM

7' 3" x 7' 6" (2.21m x 2.29m) Having tiled walls, fitted with a three piece suite comprising of a 'P' shaped bath with glazed shower screen and dual head thermostatic shower above, vanity unit with inset wash hand basin and cupboard storage, concealed cistern wc, opaque Upvc double glazed window, built-in storage cupboard, heated towel radiator, extractor fan.

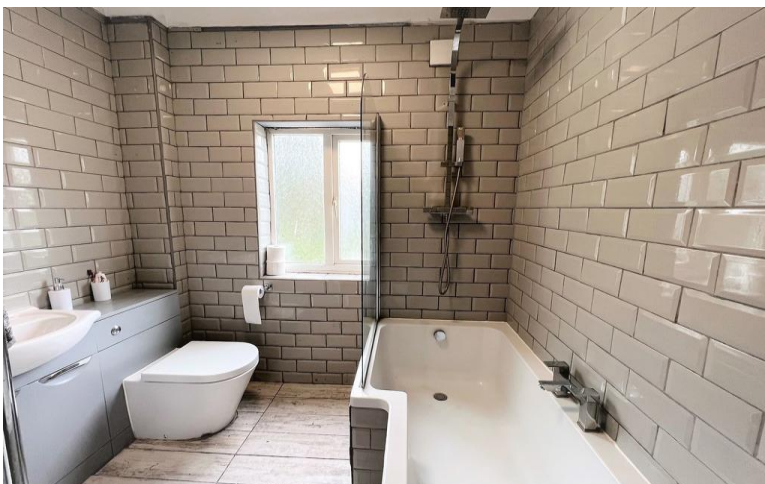


GARAGE

22' 6" x 11' 11" (6.86m x 3.63m) With power and light, up and over door to front, personal door to rear, integral cloakroom with wash hand basin and low level wc, wall mounted central heating boiler, inspection pit.

FRONT GARDEN

The property is approached over a right of way from number one and two leading to a shingled parking area accessing the garage and paved patio, side access to the rear garden and conifers, canopied porch with front door.



REAR GARDEN

Being enclosed by fencing, laid to paving with lawned areas and well stocked flower and shrub borders mature trees and planting, timber garden shed, green house and summer house.



Viewings

By arrangement with the agents, Acorn Properties

01692 402019

Services

Mains Electricity, Gas and Water.

Tenure

Freehold

Possession

Vacant possession on completion

Council Tax Band

Band B

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.

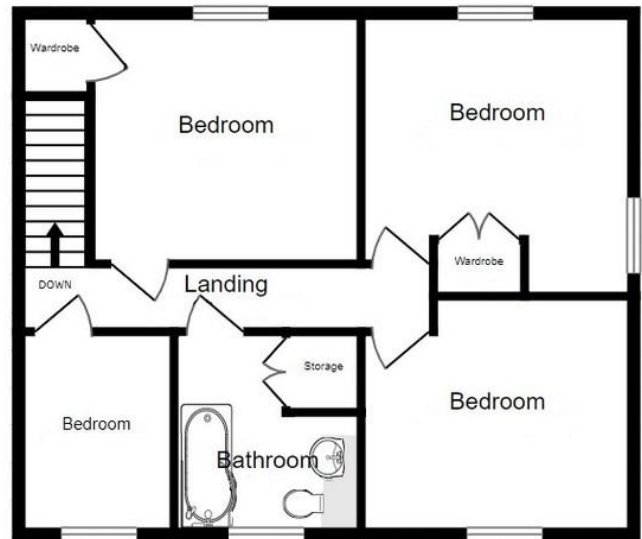
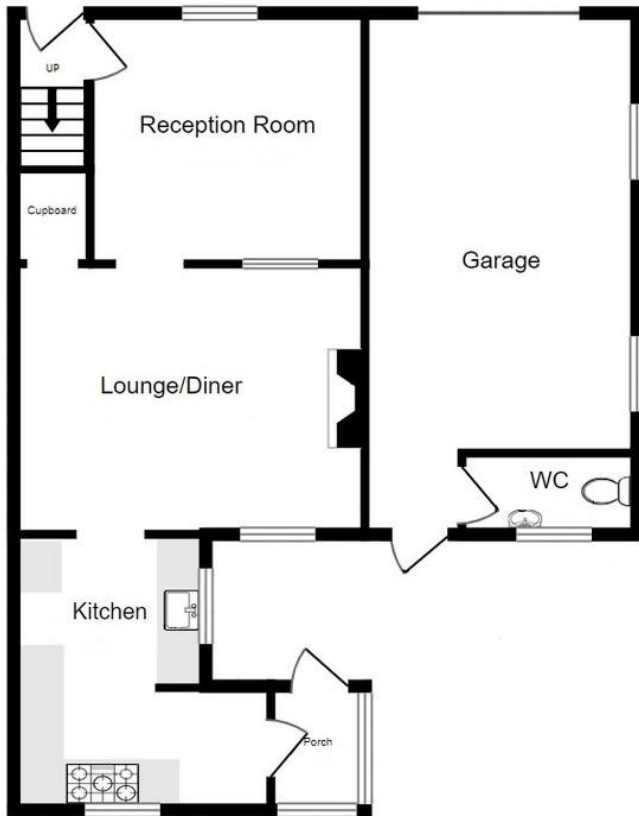
If a referral to our trusted local solicitors is successful, Acorn Properties receive a referral fee of £100 - £180 following the successful completion of the relevant sale or purchase. There is no obligation for any of our clients to use our recommended solicitors, but we find the existing relationships 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 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)



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.