



**Brambles, Happisburgh Road,  
White Horse Common, Norfolk, NR28 9LL**

- Modern Detached Brick & Flint Bungalow
- Two Double Bedrooms (One Ensuite)
- Beautifully Presented Throughout
- Lounge with Wood Burner, Kitchen/Dining Room

**£325,000**

EPC Rating 'D 67'







## Property Description

A beautifully presented, 2002-built detached bungalow situated in the rural hamlet of White Horse Common, within easy reach of North Walsham's amenities, approximately one kilometre from the North Walsham to Dilham canal and 1.5 kilometres from Bacton Woods.

The brick and flint finish to the front elevation, sunny sitting room with woodburner and spacious kitchen/dining room create the feeling of a cottage-style dwelling, and the two double bedrooms provide further generous space, with an ensuite wet room adjoining the master bedroom. There is also a separate shower room and 'L'-shaped entrance hall which completes the accommodation on offer.

In addition, the bungalow enjoys oil fired central heating to radiators, replacement wood grain effect uPvc double glazing, an attached garage and well-maintained gardens to the front and rear.





## Location

White Horse Common is a rural hamlet located in an attractive area of countryside just a mile from the market town of North Walsham.

North Walsham offers a range of shopping facilities, all levels of schools including sixth form college, doctors' surgeries, restaurants and leisure facilities. The town also has a railway station providing services on the Norwich to Sheringham line.

Many pleasant walks are available close by including those at Bacton Woods which are just over a mile away. The sandy beaches of the North East Norfolk coast are about five miles from White Horse Common, the Norfolk Broads are about twelve miles to the south and the city of Norwich is approximately 20 miles distant.



## Accommodation

UPVC sealed unit double glazed wood grain effect front entrance door to:

### ENTRANCE HALL

Wide hallway (easy for wheelchair access). Panelled doors to lounge, kitchen/dining room, bedrooms and shower room, carpet, access to loft space, radiator, telephone point.



### LOUNGE

17'1 x 12'7 (5.21m x 3.85m).

Sunny, triple aspect room with replacement upvc sealed unit double glazed wood grain effect windows to front and side, carpet, wood burner, wall light points.

### KITCHEN/DINING ROOM

15'8 x 10'10 (4.79m x 3.31m).

Fitted with a range of matching base units and wall cupboards, roll top work surfaces with tiled splashbacks, inset single drainer 1 1/2 bowl sink unit with mixer tap, built-in oven and hob with extractor hood over, integrated fridge/freezer, plumbing and space for automatic washing machine and dishwasher, floor-standing Worcester-Bosch oil fired boiler, tiled floor, radiator, upvc sealed unit double glazed wood grain effect windows to side and rear, stable door to rear garden.



### MASTER BEDROOM

15'2 x 10'10 (4.62m x 3.32m).

Upvc sealed unit double glazed wood grain effect window to rear, radiator, panelled door to:





### ENSUITE WET ROOM

7'8 x 7'3 (2.36m x 2.21m).

Matching white suite comprising wall mounted wash hand basin, close coupled WC, wall mounted shower unit with fitted rail and curtain, non-slip floor, radiator, tiled walls, light with shaver point, upvc sealed unit double glazed wood grain effect window to rear, extractor fan, inset ceiling spotlights.

### GUEST BEDROOM

11'3 x 10'11 (3.43m x 3.33m).

Upvc sealed unit double glazed wood grain effect window to front, radiator, TV aerial socket.

### SHOWER ROOM

White suite comprising pedestal hand basin with tiled splashbacks, close coupled WC and tiled shower cubicle, tiled floor, light with shaver point, extractor fan.



## Outside

The property occupies a slightly elevated position with a large block-paved driveway to the front providing generous off road parking space and access to the ATTACHED SINGLE GARAGE with light and power connected, pitched roof and double doors.

Much of the garden to the front is laid to lawn, with feature shrub beds and a small rockery. The septic tank is situated on the front right-hand corner of the plot.

The fully enclosed rear garden has again been laid to lawn with an attractive flower and shrub border, paved patio area, timber garden shed, and oil tank.



### Referrals

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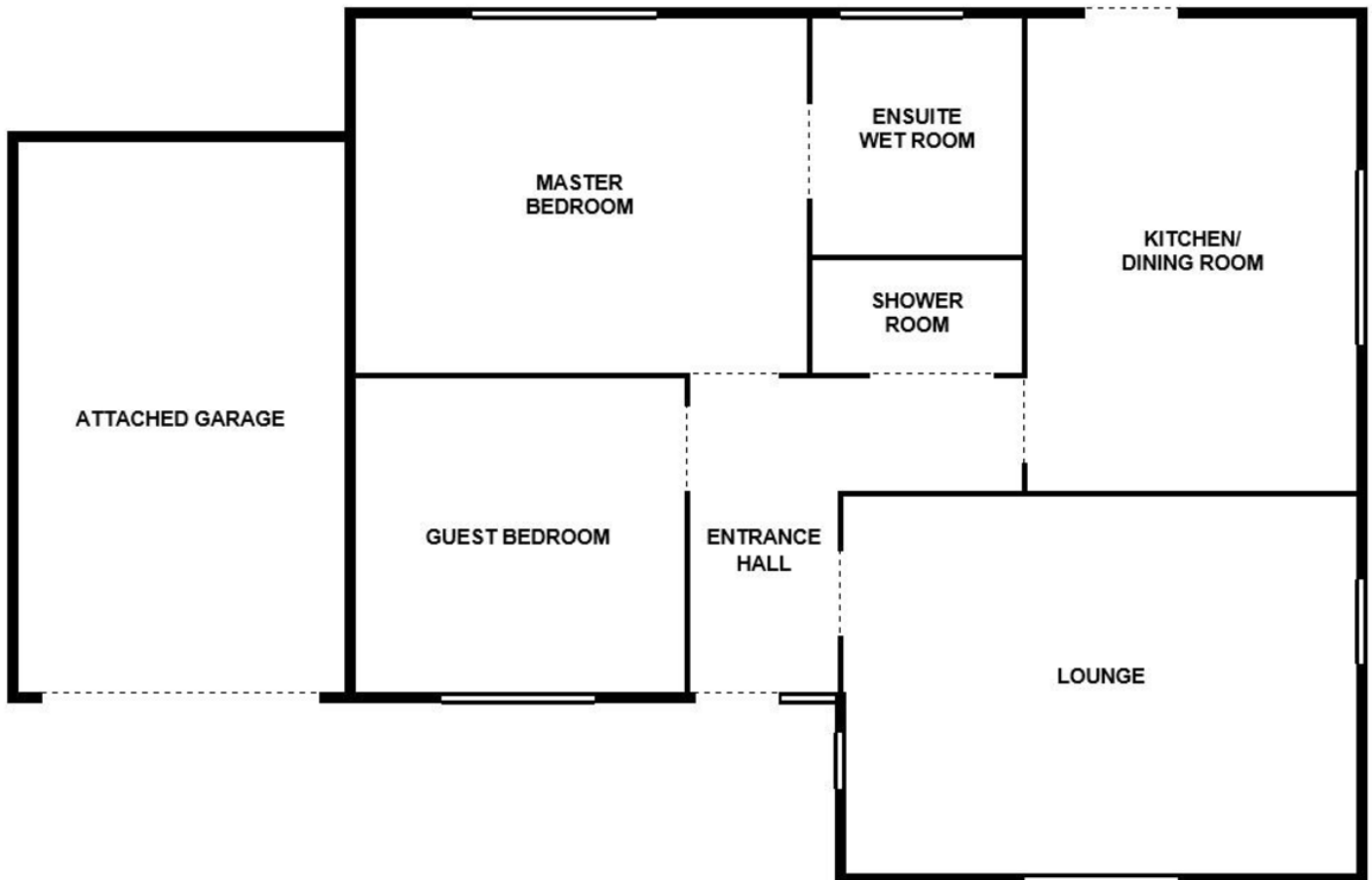
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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



## General Information

### Viewings

By arrangement with the agents, Acorn Properties

**☎ 01692 402019**

### Services

Mains electricity and water connected.

### Tenure

Freehold

### Possession

Vacant possession on completion

### Council Tax Band

Band C

### Directions

From North Walsham take the Happisburgh Road for about a mile to White Horse Common and the property can be found on the left-hand side, just before the left hand turning into Manor Road.



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