



## 9 Petre Close

North Walsham, NR28 0SS

- Detached Family Home
- Four Bedrooms, Conservatory
- Corner Plot
- Central Heating and Double Glazing

**£325,000**

EPC Rating '58'





## Property Description

### DESCRIPTION

Located in a residential estate, occupying a corner plot is this modern detached family home offering four bedrooms, double aspect lounge/diner, fitted kitchen with appliances, garage and gardens, benefits also include gas fired central heating and Upvc double glazing.

### LOCATION

North Walsham is a vibrant town, some 15 miles north of Norwich on the B1150 with easy access to the coastal towns of Cromer (9 miles) and Mundesley (approximately 5 miles). The town boasts a popular weekly market alongside an excellent range of local shops, both independent & national chains together with supermarkets; Waitrose, Sainsbury's & Lidl as well as chemists, coffee shops, café and fast food outlets. There is also two doctors' surgeries, dentist, opticians, leisure centres, schools catering for all ages including the historic 'Paston College', and library. The town is served by North Walsham railway station on the Bittern Line between Norwich, Cromer & Sheringham and there are also bus links.



### ENTRANCE HALLWAY

With return staircase rising to the first floor, radiator.

### CLOAKROOM

With close coupled dual flush wc, vanity unit with wash hand basin, radiator, opaque Upvc double glazed window, ceramic tiled floor, wall mounted consumer unit.

### LOUNGE/DINER

21' 6" x 13' 1" maximum (6.55m x 3.99m) A double aspect room with Upvc double glazed window to front and further door and window to the conservatory, two radiators.



### KITCHEN

11' 10" x 8' 8" (3.61m x 2.64m) Fitted with a range of high gloss fronted base and wall mounted units comprising cupboards and drawers, work surface with inset sink and mixer tap, integrated appliances including dishwasher, washing machine, upright fried and separate freezer, Upvc double glazed window to rear, further Upvc double glazed door to outside, under stairs storage cupboard, inset five ring gas hob with cooker hood above, built-in oven and further combination oven, door to the dining room, wall mounted gas fired combination boiler.

### CONSERVATORY

11' 6" x 7' 11" (3.51m x 2.41m) Having Upvc double glazed windows under a polycarbonate roof, radiator, French doors to the garden.

### FIRST FLOOR LANDING

With access to all rooms, built-in airing cupboard with slatted shelving, hatch to loft space, Upvc double glazed window to side.



### BEDROOM ONE

11' 10" x 10' 11" (3.61m x 3.33m) Having built-in wardrobe cupboards, Upvc double glazed window to front, radiator.

### BEDROOM TWO

8' 9" x 8' 9" excluding fitted wardrobe depth (2.67m x 2.67m) Built-in wardrobe cupboards to one wall having hanging space and shelving, Upvc double glazed window to rear, radiator.

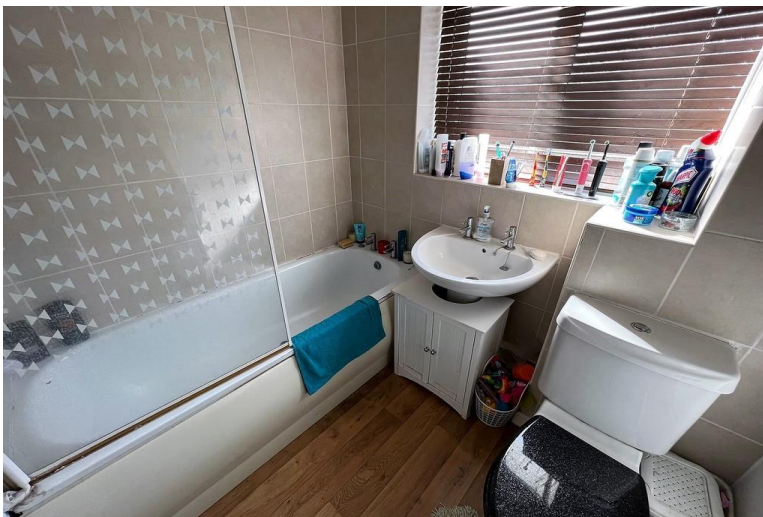
### BEDROOM THREE

6' 8" x 10' 5" (2.03m x 3.18m) Upvc double glazed window to front, radiator.



### BEDROOM FOUR

6' 7" x 8' 8" (2.01m x 2.64m) Having built-in wardrobe cupboard, Upvc double glazed window to rear, radiator.



### BATHROOM

6' 8" x 5' 7" (2.03m x 1.7m) Fitted with a three piece suite comprising of a panelled bath, pedestal wash hand basin, low level wc, heated towel radiator, opaque Upvc double glazed window, part tiled walls.

### GARAGE

A Brick and tile garage with power and light, personal door to side and up and over door to front.

### FRONT GARDEN

With shingle and raised borders, paving and concrete driveway leading to the garage with additional shingled parking, canopied porch leading to the front door.

### REAR GARDEN

With walling and part fencing, gated side access, mainly laid to lawn with paving.

### 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.

### Viewings

By arrangement with the agents, Acorn Properties

**☎ 01692 402019**

### Services

Mains Gas, Electricity, Water & Drainage

### Tenure

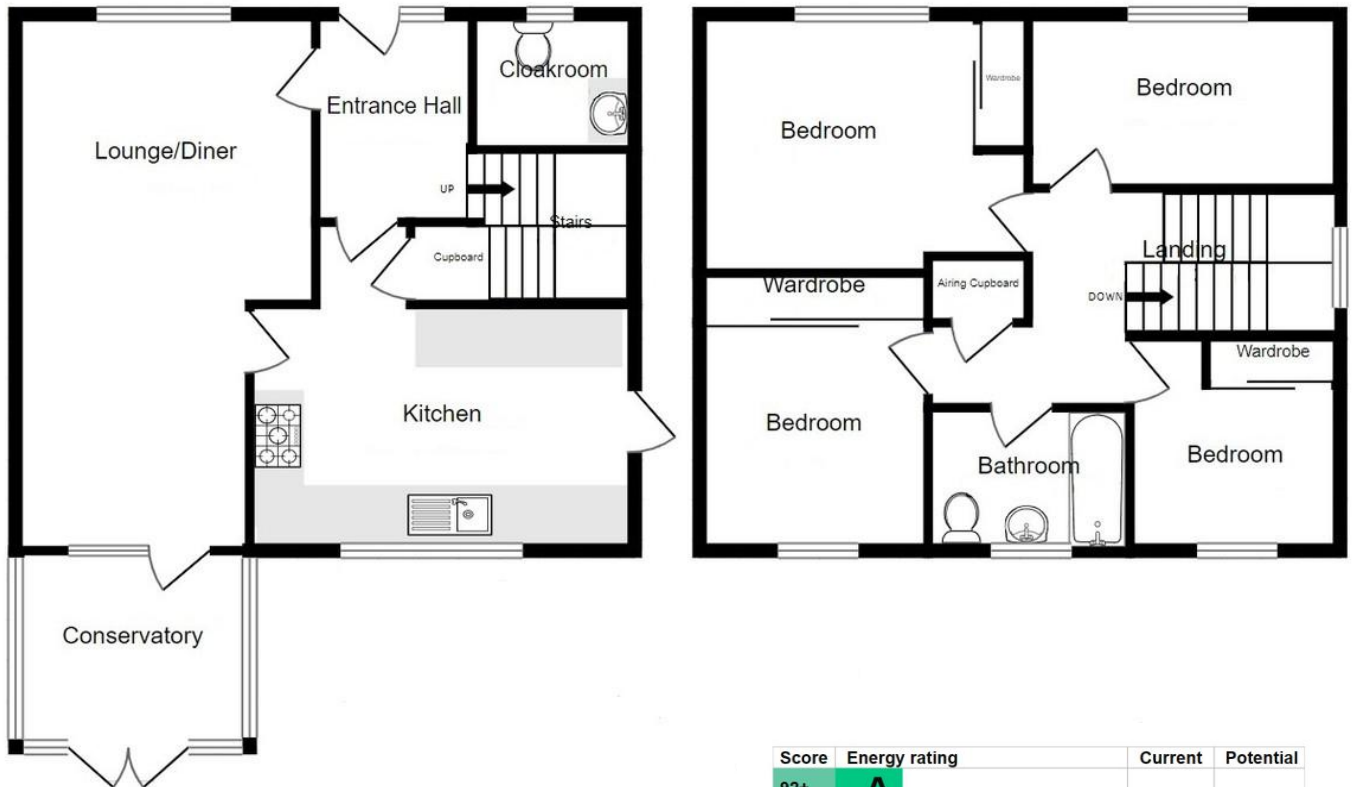
Freehold

### Possession

Vacant possession on completion

**Council Tax Band** Band C

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		

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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.