



**31 Burton Avenue,**  
North Walsham, NR28 0EP

- Extended Semi-Detached Bungalow
- Attached Garage and Office
- Two Bedroom Accommodation
- Superb Garden Room with Lantern Roof

**£230,000**

EPC Rating 'B 90'





## Property Description

A significantly extended semi-detached bungalow with attached garage and office, the property is beautifully presented, having been redecorated throughout in 2023, with many new carpets/floor coverings.

Arranged to provide spacious two bedroom accommodation, the fantastic garden room to the rear is of particular note and the oversized single garage has a working pit and electric roller door.

Further benefits include replacement uPvc sealed unit double glazed windows and exterior doors, gas fired central heating from a modern condensing boiler, solar PV panels, and a small enclosed rear garden offering a high degree of privacy.

The bungalow is offered for sale with no onward chain.



## 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

UPvc sealed unit double glazed entrance door leading to:

### Entrance Lobby

UPvc sealed unit double glazed window to front, uPvc sealed unit double glazed door leading to:

### Inner Hall

Doors to lounge, bedrooms and shower room, built-in airing cupboard with radiator, tiled floor, radiator, coved ceiling with access to loft space.



### Bedroom 1

10' 11" x 9' 11" (3.33m x 3.02m)

UPvc sealed unit double glazed window to front, radiator, TV aerial point, coved ceiling.

### Bedroom 2

9' 6" x 9' (2.9m x 2.74m)

UPvc sealed unit double glazed window to front, radiator, telephone point, TV aerial point, coved ceiling.

### Shower Room

6' 7" x 5' 6" (2.01m x 1.68m)

Matching white suite comprising pedestal hand basin, low level WC, shower tray with fully tiled surround and wall mounted shower unit over, extractor fan, radiator, uPvc sealed unit double glazed window to side, tiled floor.



### Lounge

12' 9" x 9' 4" (3.89m x 2.84m)

Radiator, telephone point, TV aerial point, coved ceiling, window to rear, opening to kitchen, uPvc sealed unit double glazed French doors to garden room.



### Kitchen

9' 5" x 8' max (2.87m x 2.44m max)

Fitted with a range of matching base units and wall cupboards, roll top work surfaces with tiled splash backs, inset single drainer stainless steel sink unit with mixer tap, cooker with extractor hood over, wall mounted gas fired boiler, coved ceiling, radiator, window to rear.



### Garden Room

12' 1" x 18' 5" max, 14' 6" min (3.68m x 5.61m max, 4.42m min) UPvc sealed unit double glazed windows to side and rear, two radiators, TV aerial point, lantern roof, uPvc sealed unit double glazed doors to rear garden and attached garage.

### Attached Garage

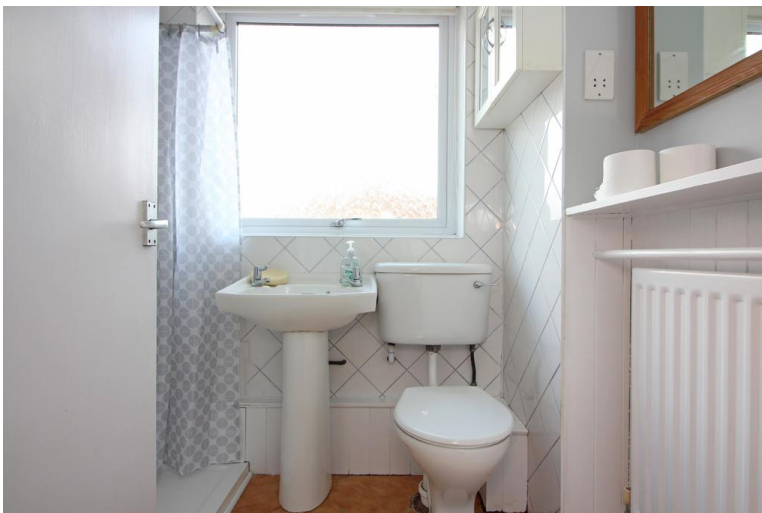
17' 6" x 10' 5" (5.33m x 3.18m)

Electric roller door to front, uPvc sealed unit double glazed window to side, light and power connected, pit, panelled door to:

### Office

11' 3" x 6' 8" (3.43m x 2.03m)

UPvc sealed unit double glazed window to rear, light/power connected, access to roof space.



### Outside

To the front of the bungalow, there is a lawned garden behind picket fencing, and a driveway providing off road parking space and access to the attached garage.

The small enclosed rear garden offers a good degree of privacy and has been designed with ease of maintenance in mind, being predominantly paved, with a low brick wall and timber arch leading onto a small lawned garden with timber garden store shed.

### 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.*





## General Information

### Viewings

By arrangement with the agents, Acorn Properties

### Services

Mains gas, electricity, water and drainage

### Tenure

Freehold

### Possession

Vacant possession on completion

### Council Tax Band

Band B

### Directions

From the top of the Market Place turn right into Yarmouth Road and right at the mini roundabout into Grammar School Road. Continue straight over at the next mini roundabout into Norwich Road and proceed over the traffic light junction. Take the 2nd right hand turning into Millfield Road and turn left into Recreation Road. Turn left at the roundabout into Burton Avenue and the property can be found on the left-hand side.

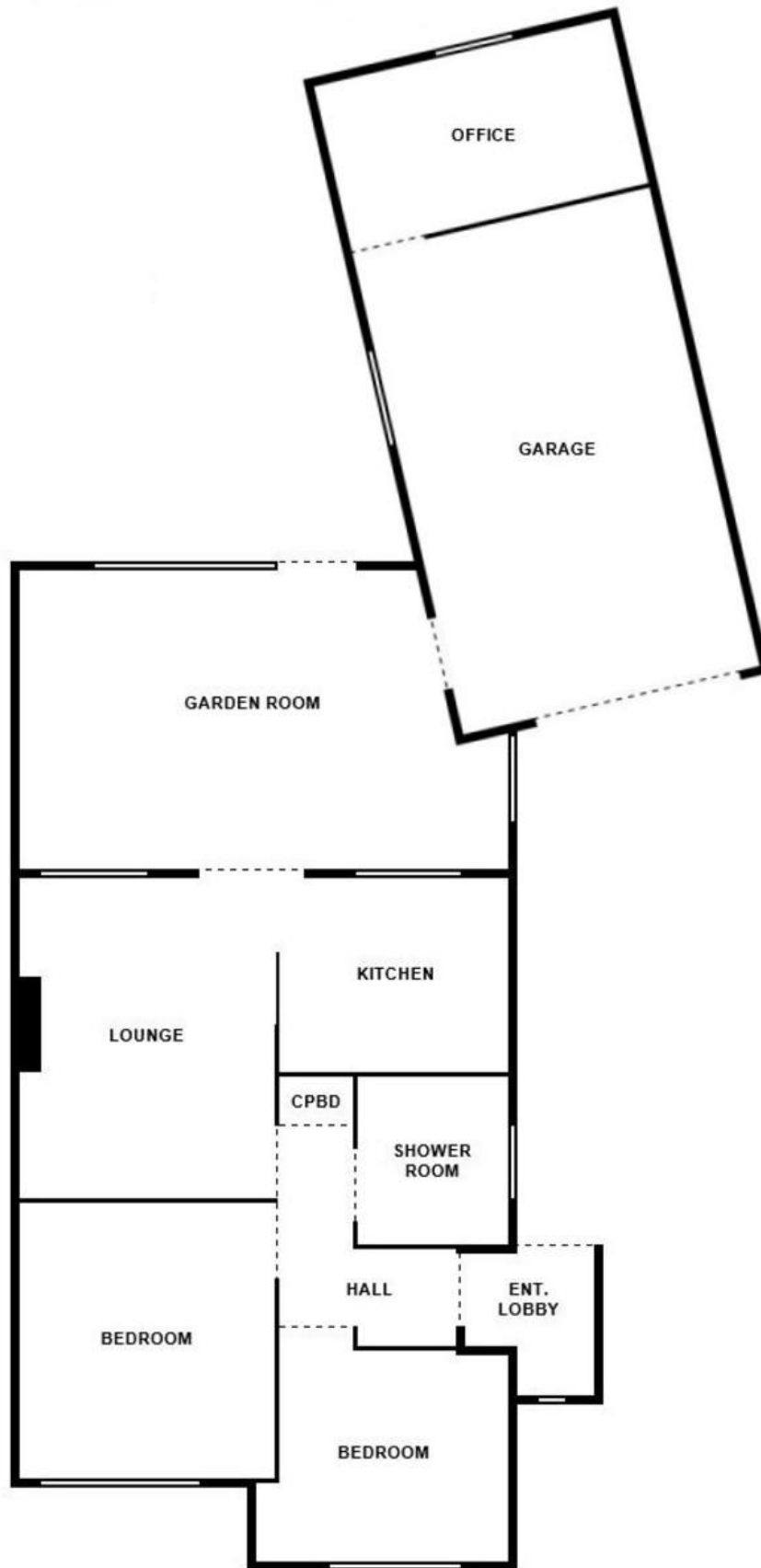


## EPC Graph

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	90 B	
69-80	C		
55-68	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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