



11 Wades Way

Trunch, Norfolk, NR28 0PW

- Detached two bedroom bungalow
- Highly sought after village location
- Upvc double glazing and gas central heating
- Beautiful gardens, carport and Garage

£290,000

EPC Rating '57'





Property Description

DESCRIPTION

Set in the heart of the historic Norfolk village of Trunch is this generously proportioned detached two bedroom bungalow with gas fired central heating and double glazing. The property boasts a double aspect lounge, two double bedrooms, kitchen-dining room with double aspect overlooking a generous enclosed rear garden with period flint boundary wall, Car port and garage with power and light, viewings are essential to appreciate the presentation of the accommodation on offer.



LOCATION

Trunch is the largest of the villages between North Walsham and the sea. It retains a great rural charm. It has a magnificent church, as well as a social club, a green, a decent pub, and generally all the typical features you expect to find in a large village in deepest rural Norfolk.

ENTRANCE PORCH

Being double glazed to two sides and having a polycarbonate roof, Upvc double glazed door to the Hallway.



HALLWAY

With access to all rooms, hatch to the loft space, built-in airing cupboard with factory lagged hot water tank and slatted shelving, radiator.

LOUNGE

16' x 12' (4.88m x 3.66m) A double aspect room with Upvc double glazed windows to both front and side, radiator, feature fireplace with open chimney.



KITCHEN/DINER

13' 9" x 13' (4.19m x 3.96m) Fitted with a comprehensive range of base and wall mounted units comprising cupboards and drawers, work surface with inset one and a half bowl sink and mixer tap, plumbing and space for domestic appliance, built-in eye level double electric oven and matching four ring gas hob with cooker hood above, further under counter appliance space, tiled splash backs and floor, Upvc double glazed window to rear with matching window and door to side affording access to the car port.

BEDROOM ONE

12' x 11' (3.66m x 3.35m) Having Upvc double glazed window to front, radiator, fitted with a range of bedroom furniture.



BEDROOM TWO

10' 7" x 9' 2" (3.23m x 2.79m) With Upvc double glazed window overlooking the rear garden, radiator.

BATHROOM

7' 5" x 6' 4" (2.26m x 1.93m) Fitted with a white three piece suite comprising of a cast iron bath with electric shower and screen over, pedestal wash hand basin and low level wc, tiled walls, opaque Upvc double glazed window, heated towel radiator.



FRONT GARDEN

With hedged boundaries, mainly laid to lawn with driveway leading to car port and garage, paved path to the front door, gated side access.

REAR GARDEN

Being enclosed by period walling and fencing, gated side access, outside tap and power, generous patio with lawn and well tended and stocked flower and shrub borders, vegetable area.

GARAGE

20' 8" x 8' 5" (6.3m x 2.57m) With up and over door to front, personal door and Upvc double glazed window to side, power and light.

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, Water, Electricity & Drainage

Tenure

Freehold

Possession

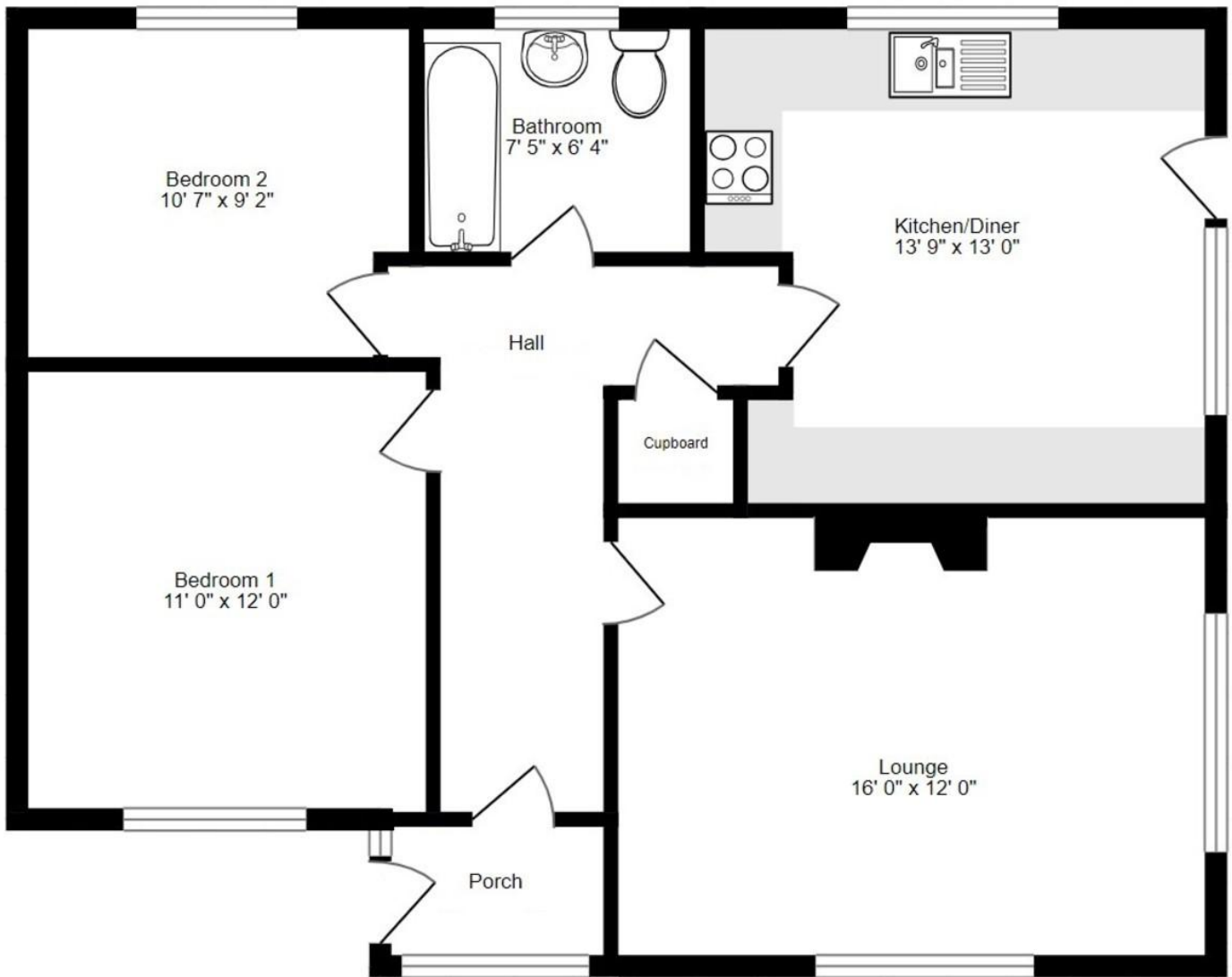
Vacant possession on completion

Council Tax Band

Band C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	57 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.