



10 Trunch Road

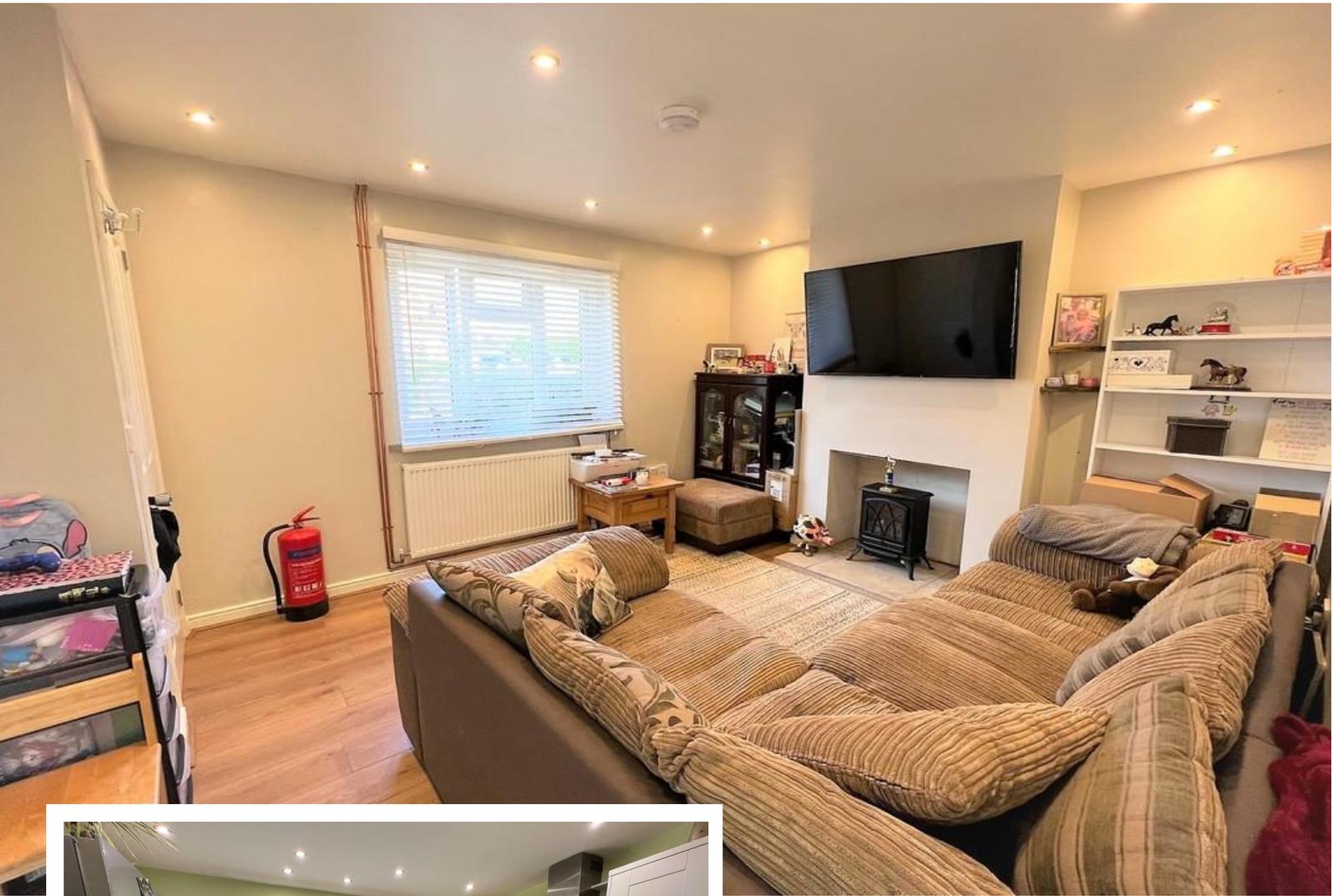
Swafeld, Norfolk, NR28 0PF

- Three Bedrooms, Rural Location
- Extensive Parking, Generous Garden
- Central heating, double glazing
- Static Caravan (by negotiation)

£300,000

EPC Rating '66'





Property Description

DESCRIPTION

Set in the charming rural village of Swafield, located between the Market Town of North Walsham and Will age of Trunch, Is this well loved and much improved semi detached three bedroom family home with rural views, generous gardens, ensuite to master bedroom, central heating, double glazing and by negotiation a sited static two bedroom 30'x10' caravan.

LOCATION

The village of Swafield is located about a mile North of the market town of North Walsham. A thriving North Norfolk market town offering a range of shopping facilities including a large Sainsbury's store, Waitrose, all levels of schools including sixth form college, doctors' surgeries, restaurants and leisure facilities including the Victory swim & 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 Upvc double glazed front door, staircase rising to the first floor, door to the lounge.

LOUNGE

13' 6" x 11' 6" (4.11m x 3.51m) With inset spot lighting, tiled hearth, Upvc double glazed window to front, radiator, door to Kitchen.

KITCHEN/DINER

11' x 11' 7" (3.35m x 3.53m) Fitted with a comprehensive range of shaker style base and wall mounted units comprising cupboards and drawers, built-in electric oven and induction hob with cooker hood above, plumbing and space for washing machine, further space for upright appliance, tiled splash backs, work surface with inset sink, radiator, Upvc double glazed window to rear, inset spot lights, lobby to side with under stairs storage cupboard having a wall mounted oil fired central heating boiler, Upvc double glazed door to rear garden and door to Bathroom.



FIRST FLOOR LANDING

With access to all rooms, hatch to loft space, Upvc double glazed window to side.

BEDROOM ONE

13' 8" x 9' 9" (4.17m x 2.97m) With Upvc double glazed window to front, radiator, inset spot lighting, television point, door to En-suite.



ENSUITE

Fitted with a three piece suite comprising of a close coupled dual flush wc, corner wash hand basin with separate taps, corner shower enclosure with electric shower having dual heads, heated towel radiator, extractor fan, tiled splash backs.

BEDROOM TWO

12' 9" x 8' (3.89m x 2.44m) With Upvc double glazed window to rear, radiator, inset spot lighting, built-in airing cupboard with factory lagged hot water tank and slatted shelving, further cupboard.



BEDROOM THREE

9' 9" x 8' (2.97m x 2.44m) With Upvc double glazed window to rear, radiator.

BATHROOM

6' 9" x 4' 5" (2.06m x 1.35m) With three piece suite comprising of a panelled bath with separate taps and electric shower over, pedestal wash hand basin, low level wc, heated towel radiator, extractor fan and Upvc double glazed window to side.



OUTSIDE

FRONT GARDEN

Laid to pea shingle to provide extensive off road parking, hedging to boundaries.

STATIC CARAVAN

30' x 10' (9.14m x 3.05m) A well cared for two bedroom static caravan plumbed and with power is available by negotiation.

REAR GARDEN

A generous rear garden with shingled area to the side, paved patio and lawned area, fencing and well tended shrub and flower borders.

AGENTS NOTE

This property is sold with a Covenant stating that permission must be granted by Flagship Housing Trust for any proposed extensions. The new owner must apply for planning permission or obtain building regulations first, and then approach flagship who will not unreasonably refuse providing planning permission or building regulations have been granted. The Section 157 Covenant (precluding purchasers except those having lived or worked in Norfolk for three years) does NOT apply to this property.



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.

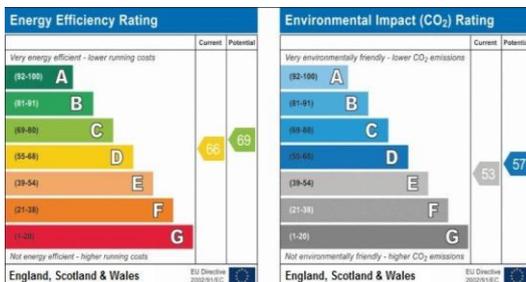
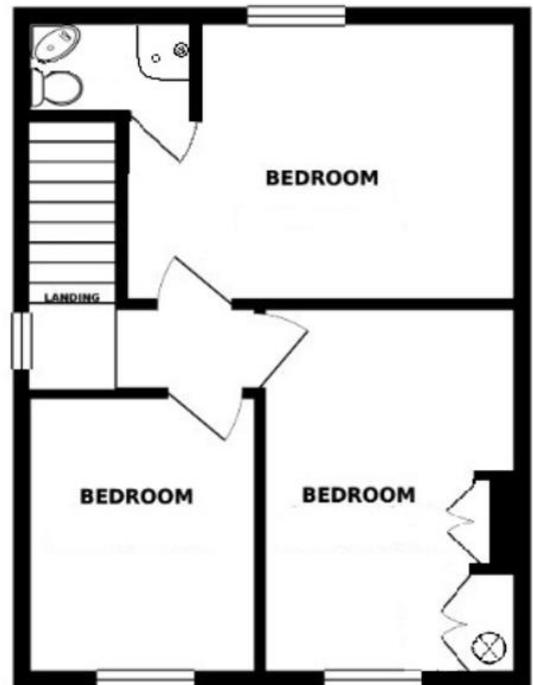
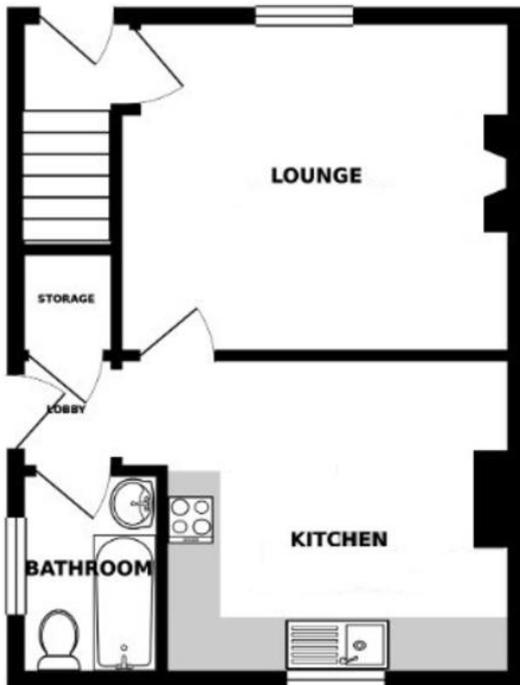
If a referral to our trusted local solicitors is successful, Acorn Properties receive a referral fee of £100 - £180 following the successful completion of the relevant sale or purchase. There is no obligation for any of our clients to use our recommended solicitors, but we find the existing relationships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



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



Viewings

By arrangement with the agents, Acorn Properties

01692 402019

Services

Mains Water, Drainage and Electricity.

Tenure

Freehold

Possession

Vacant possession on completion

Council Tax Band

Band A

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.