



6 Williams Way,
North Walsham, NR28 0BA

- Established Detached Bungalow
- In Pleasant Cul De Sac Position
- Approx 500m walk from Market Place
- Low Maintenance South-Facing Garden

£279,950

EPC Rating 'tbc'





Property Description

A detached bungalow enjoying a pleasant end of cul-de-sac position, conveniently situated just 500 metres from the Market Place and within easy reach of the town's amenities.

The accommodation is arranged to provide two double bedrooms, a double aspect lounge, fitted kitchen/dining room with built-in oven/hob, uPvc conservatory, and a re-fitted shower room with a contemporary finish.

Further benefits include uPvc sealed unit double glazing, gas fired central heating, an attached garage and a good size driveway to the front.

The sunny garden to the rear is a particular feature, being south-facing and designed with ease of maintenance in mind.



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 has a railway station within walking distance of the house, providing regular train 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 front entrance door to:

Side Lobby

Doors to kitchen/dining room, garage and rear garden, coved and textured ceiling.

Kitchen/Dining Room

13' 11" x 10' 11" (4.24m x 3.33m)

Fitted with a range of matching base units and wall cupboards, roll top work surfaces with tiled splash backs, inset double drainer stainless steel sink unit, built-in oven and hob unit, space for fridge/freezer, space and plumbing for automatic washing machine, radiator, uPvc sealed unit double glazed window to front, panel glazed doors to lounge and inner hall, coved and textured ceiling.



Lounge

18' 3" x 10' 10" (5.56m x 3.3m)

UPvc sealed unit double glazed windows to front and side, radiator, wall lights, gas fire with back boiler, TV aerial point, coved and textured ceiling.

Inner Hall

Doors to bedrooms and shower room, built-in airing cupboard housing hot water tank, coved and textured ceiling with access to loft space.



Bedroom 1

12' 4" x 10' 11" (3.76m x 3.33m)

UPvc sealed unit double glazed window to rear, radiator, coved and textured ceiling.

Bedroom 2

11' x 8' 11" (3.35m x 2.72m)

UPvc sealed unit double glazed window to rear, radiator, coved and textured ceiling.



Shower Room

Re-fitted with contemporary white suite comprising wash hand basin with storage cupboard under and mixer tap, WC with concealed cistern, walk-in shower area with fitted glass screen and wall mounted shower unit, tiled floor, fully tiled walls, extractor fan, heated towel rail.

Conservatory

9' 7" x 9' 2" (2.92m x 2.79m) UPvc sealed unit double glazed windows to side and rear, polycarbonate roof, brick base, doors to side, French doors to rear garden.



Outside

To the front of the bungalow there is a brick weave driveway providing off road parking space and access to the attached garage. The front garden has been gravelled for ease of maintenance and there is gated access through to the rear garden.

The attached garage measures 18' 1" x 10' 1" (5.51m x 3.07m) with up and over front door, window to rear, light/power connected, electric/gas meters, and connecting door to the side lobby.

The rear garden enjoys a sunny, southerly aspect and has been gravelled with low maintenance in mind, with a small selection of established shrubs.



Referrals

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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

☎ 01692 402019

Services

Mains gas, electricity, water and drainage

Tenure

Freehold

Possession

Vacant possession on completion

Council Tax Band

Band C

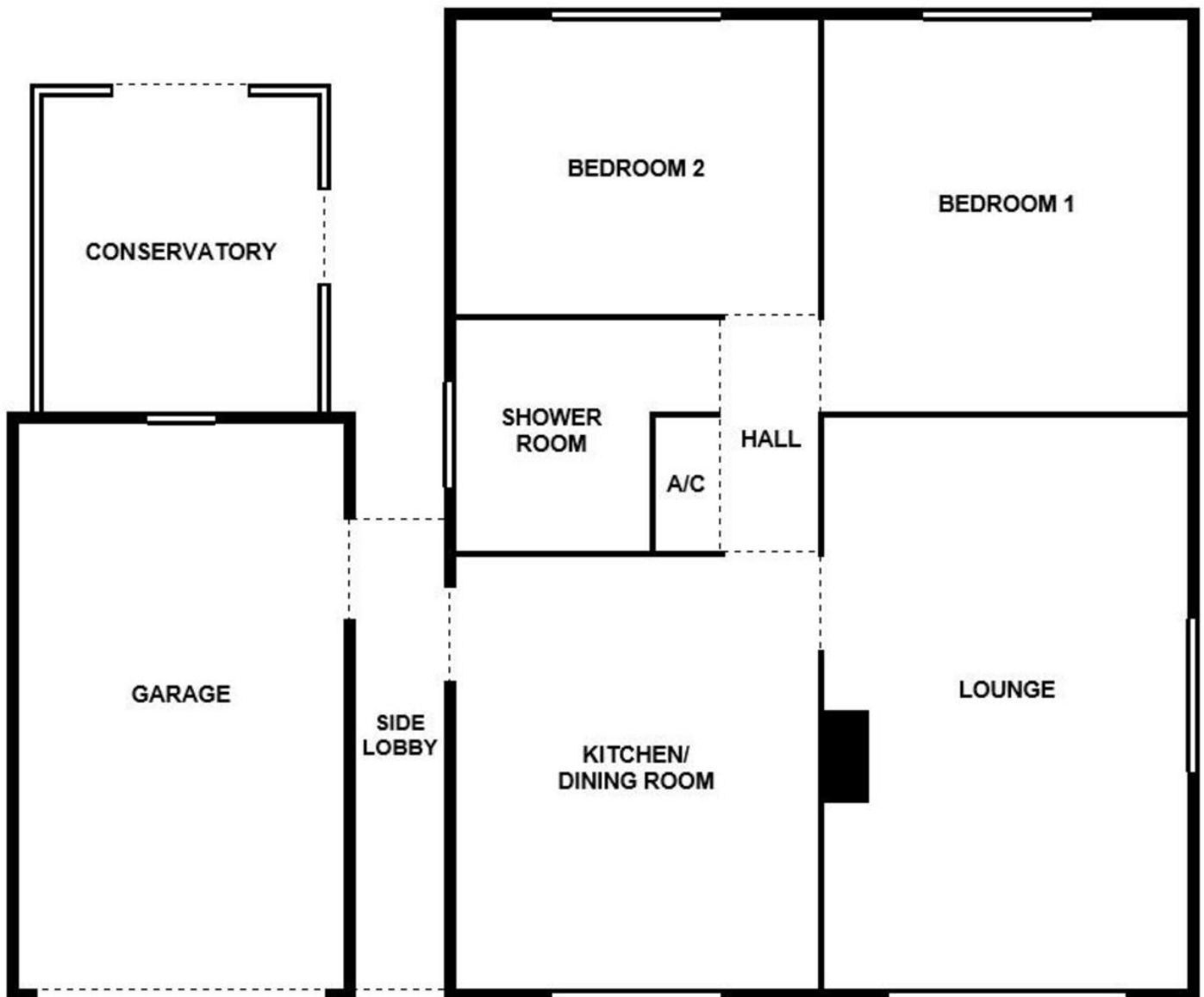
Directions

From the main town centre car park (next to Sainsbury's car park) turn right and right again at the 'T' junction with Mundesley Road. Immediately turn left into Northfield Road, continue ahead at the junction and take the second right hand turning into Williams Way. Continue to the end of the road, turn right and the property can be found at the end of the cul de sac.

Awaiting EPC Graph

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.