



**51 Legrice Crescent,
North Walsham, NR28 9AE**

- Established Semi-Detached House
- Three Bedroom Accommodation
- Gas Central Heating, Double Glazing
- Conservatory with Insulated Roof

£230,000

EPC Rating 'C 74'





Property Description

Set in a pleasant cul de sac position towards the edge of the town, the property backs onto farm land and is well presented throughout.

A superb family home, the accommodation includes three bedrooms, a uPvc conservatory with insulated roof, fitted kitchen, modern bathroom, and a 14'6 lounge.

Further benefits include gas fired central heating to radiators, uPvc double glazing, a south-east facing rear garden, timber garage/workshop, and block paved driveway providing ample off road parking space.

Location

North Walsham is a market town, 15 miles north of Norwich 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.

The cathedral city of Norwich boasts an excellent range of shopping facilities together with mainline rail links to London Liverpool Street and an international airport.

Accommodation

UPvc sealed unit double glazed side entrance door opening to:

Entrance Hall

With staircase rising to first floor, radiator, uPvc sealed unit double glazed window to side, doors to all rooms, tiled floor.

Lounge

14' 6" x 12' 1" (4.42m x 3.68m). With laminate flooring, patio doors and window leading into the conservatory, radiator.

Kitchen

11' 11" x 8' 3" (3.63m x 2.51m). Fitted with a range of gloss-fronted base units and wall mounted cupboards, roll edge work surface with inset one and a half bowl sink unit and mixer tap, inset four ring hob with cooker hood above and built-in electric oven, plumbing and space for washing machine and dishwasher, further space for upright appliance, tiled floor, radiator, uPvc double glazed window to front.

Bathroom

With white suite comprising 'P' shaped bath with glazed screen and mixer taps with rainforest shower head over, vanity unit with concealed cistern dual flush WC and wash hand basin, tiled floor, heated towel radiator, opaque uPvc double glazed window.

Conservatory

12' 11" x 7' 10" (3.94m x 2.39m). With uPvc double glazed windows, insulated roof, patio doors leading to the rear garden.

First Floor Landing

Access to bedrooms, hatch to loft space.

Bedroom 1

14' 6" x 8' 11" (4.42m x 2.72m). With two uPvc double glazed windows to front, radiator, built-in airing cupboard housing wall mounted gas fired combination boiler.





Bedroom 2

12' 3" x 7' 1" (3.73m x 2.16m). With radiator and uPvc double glazed window to rear.

Bedroom 3

9' x 7' 2" (2.74m x 2.18m). With radiator and uPvc double glazed window to rear.

Outside

To the front of the property there is a small grassed area (behind established hedging) and a block paved driveway passing alongside the property, which provides ample off road parking space.

The rear garden has been mainly laid to lawn with borders and shrubs, backing onto farmland with rural views. There is a timber workshop/garage with power and light, double doors to front and personal door to side.



General Information

Services

Mains gas, electricity, water and drainage

Tenure

Freehold

Possession

Vacant possession on completion

Council Tax Band

Band B



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.

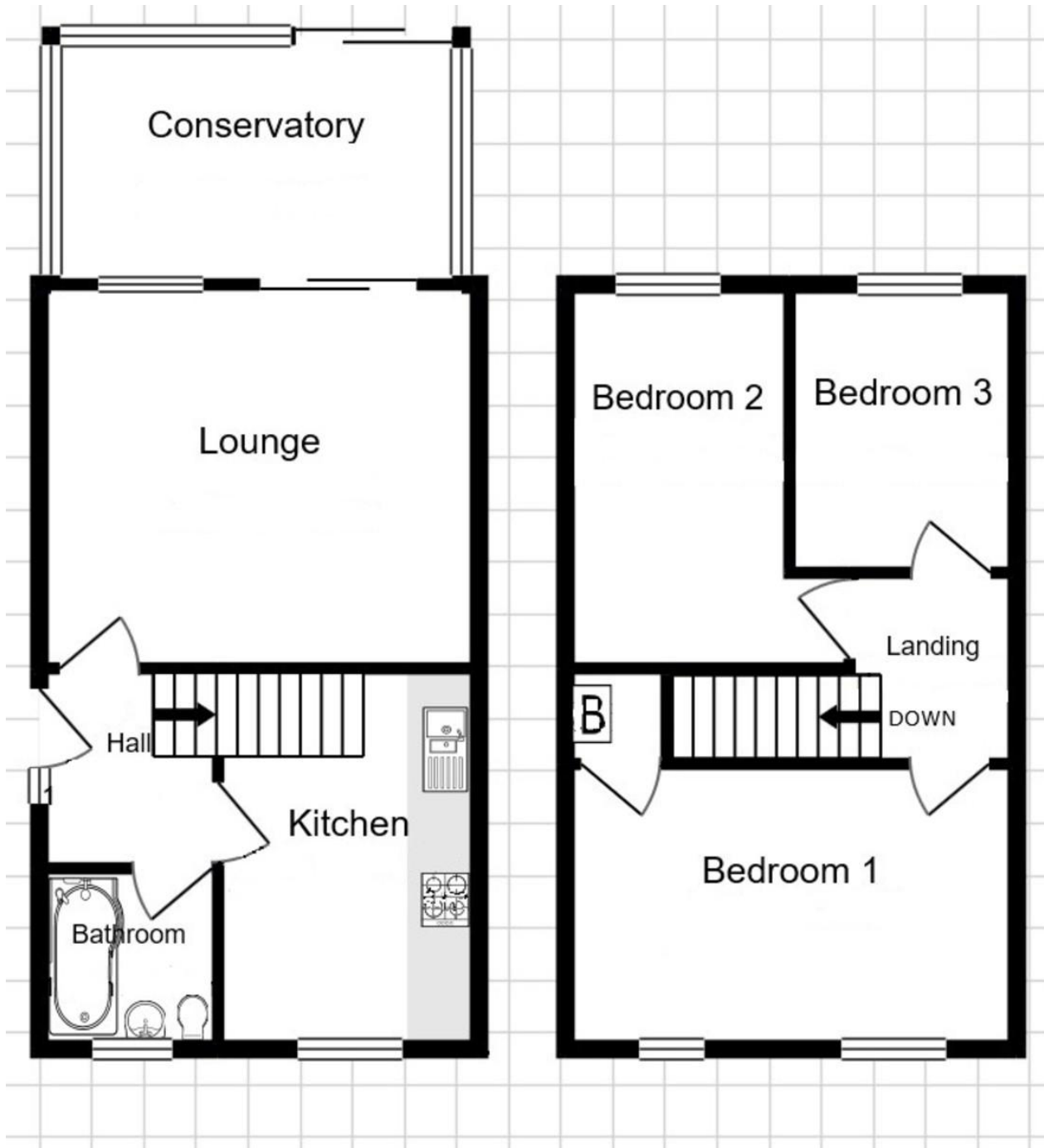
If a referral to our trusted local solicitors is successful, Acorn Properties receive a referral fee of £100 - £180 following the successful completion of the relevant sale or purchase. There is no obligation for any of our clients to use our recommended solicitors, but we find the existing relationships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

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	74 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)



Directions

Leave the Market Place into Yarmouth Road, crossing the mini roundabout and following this road until Legrice Crescent can be found on the right. The cul de sac can be found towards the end of the road on the right-hand side, and the property is then just on your left.

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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.