



38 Thirlby Road,
North Walsham, NR28 9JB

- Well Situated Detached Bungalow
- Three Bedroom Accommodation
- Sunny South-West Facing Garden
- Offered with No Onward Chain

£400,000

EPC Rating 'tbc'





Property Description

A well situated detached bungalow providing spacious three double bedroom accommodation, including an 'L' shaped lounge/dining room, nicely fitted kitchen, uPvc conservatory, and a shower room with neutral white suite.

The bungalow, which is offered for sale with no onward chain, enjoys a wonderful south-west facing garden to the rear, providing a good degree of privacy and boasts an attached brick single garage with ample parking space on the driveway.

Further benefits include gas fired central heating to radiators from a condensing boiler, uPvc sealed unit double glazed windows and exterior doors, panelled interior doors and a number of built-in storage cupboards.



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. 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 front entrance door to:

Hallway

Doors to all rooms, two built-in storage cupboards, radiator, coved and textured ceiling with access to loft space.

Lounge/Dining Room

24' 8" x 15' 2" max (7.52m x 4.62m max) 'L' shaped room with uPvc sealed unit double glazed windows to side and rear, two radiators, telephone point, TV aerial point, coal effect gas fire with decorative surround and granite hearth, coved and textured ceiling, panelled door to kitchen, French doors to conservatory.



Kitchen

11' 1" x 10' 5" (3.38m x 3.18m) Fitted with a range of matching wood-fronted base units and wall cupboards, roll top work surfaces with tiled splash backs, oven and hob with extractor hood over, inset single drainer 1.5 bowl sink unit with mixer tap, space and plumbing for automatic washing machine and dishwasher, space for under-counter fridge, cupboard housing wall mounted gas fired boiler, built-in airing cupboard housing hot water tank, uPvc sealed unit double glazed window to front, panelled door to garage, coved and textured ceiling.



Conservatory

9' 4" x 9' (2.84m x 2.74m) UPvc sealed unit double glazed windows to side and rear with fitted vertical blinds, door to side leading out to garden.

Bedroom 1

13' 8" x 13' 4" (4.17m x 4.06m) UPvc sealed unit double glazed window to rear, radiator, built-in storage cupboard, fitted wardrobes to one wall, coved and textured ceiling.



Bedroom 2

13' x 10' 2" (3.96m x 3.1m) UPvc sealed unit double glazed window to front, radiator, built-in storage cupboard, coved and textured ceiling.

Bedroom 3

12' 10" x 9' 5" (3.91m x 2.87m) UPvc sealed unit double glazed window to front, radiator, laminate wood floor, coved and textured ceiling.

Shower Room

8' 5" x 5' 10" (2.57m x 1.78m) Matching white suite comprising shower cubicle with shower-board surround, WC with concealed cistern and wash hand basin with range of built-in storage cupboards under, fully tiled walls, heated towel rail, tiled floor, coved and textured ceiling with inset spotlights.



Outside

To the front of the bungalow, the garden has been laid to lawn behind established hedging. A paved twin track driveway and adjoining gravelled area provide off road parking space for several vehicles and access to the attached brick garage.

The garage measures 25'3 x 12'7 max, 9'3 min with an electric roller door to the front, uPvc sealed unit double glazed window to the rear, uPvc sealed unit double glazed doors to front and rear, and a connecting door to the kitchen.

The rear garden enjoys a sunny south-westerly aspect, measuring approximately 65' wide and 45' deep, with a large lawn, well stocked flower and shrub borders, paved patio areas, and feature gravelled areas. There is also a timber garden store shed.



Referrals

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If a referral to our trusted local solicitors is successful, Acom 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 Acom 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.

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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

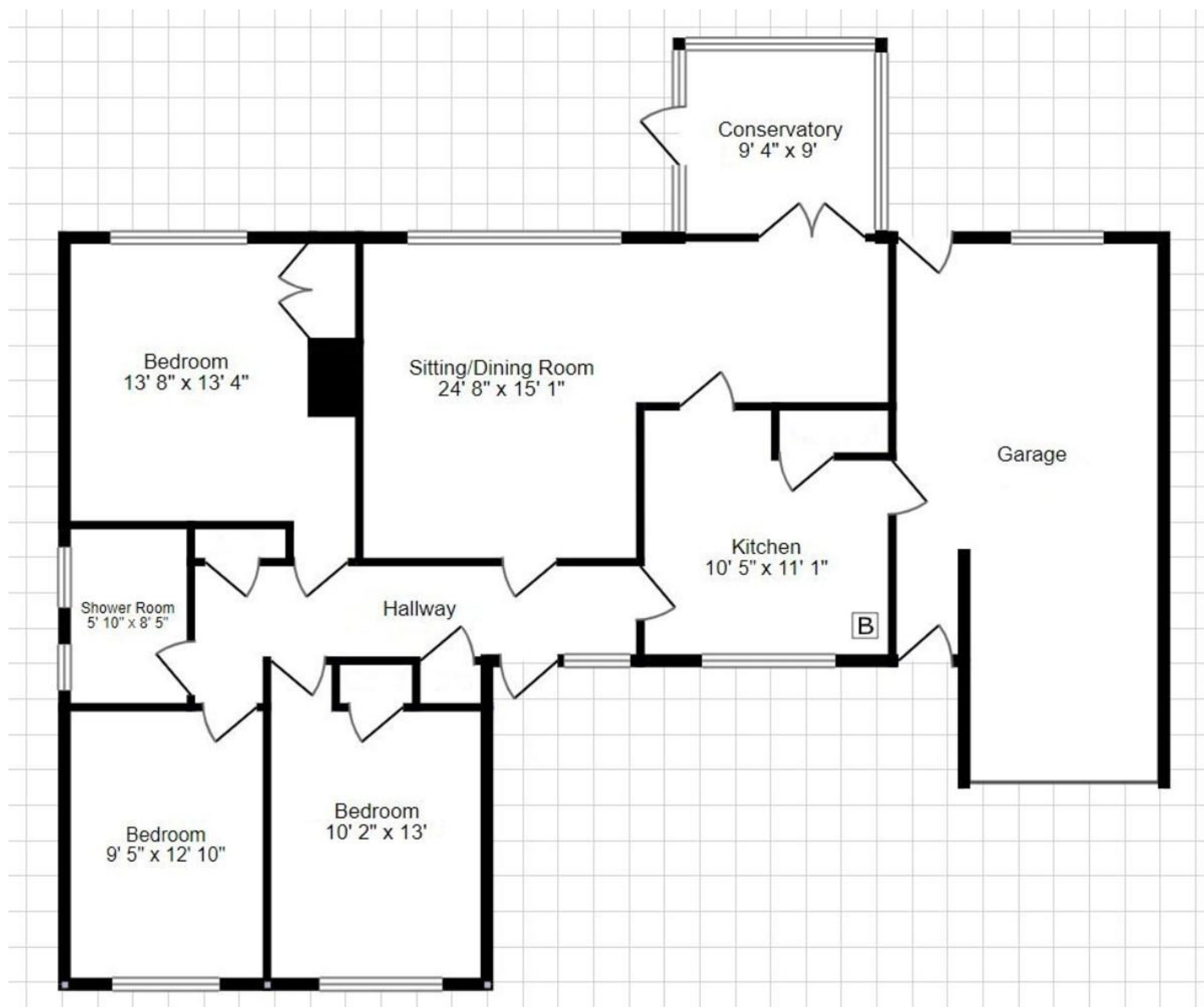
Band D

Directions

From the top of the Market Place turn right into Yarmouth Road and continue straight ahead at the mini roundabout. After the police station take the left hand turning into Thirlby Road and the property can be found on the right hand side, shortly before the turning to Long Barrow Drive.



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



Awaiting EPC Graph

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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.