



12 Acorn Road

North Walsham, NR28 0UA

- End terrace two bedroom house
- Gas central heating & Upvc double Glazing
- Modern Kitchen and Bathroom
- Ample Parking and Generous Garden

£219,950

EPC Rating 'TBC'





Property Description

DESCRIPTION

A delightfully presented two double bedroom end terrace property overlooking a park with ample off road parking, larger than average garden, central heating and double glazing. Also with a modern kitchen and bathroom.

LOCATION

North Walsham is 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.



LOUNGE

14' 1" x 12' 10" (4.29m x 3.91m) With balustraded staircase to the first floor, radiator, Upvc double glazed window to front, glazed door to the kitchen, built-in cupboard housing consumer unit, Gas and Electric meters.

KITCHEN/BREAKFAST ROOM

12' 10" x 9' 5" (3.91m x 2.87m) Fitted with a comprehensive range of base and wall mounted high gloss fronted units comprising cupboards and drawers, work surface with inset stainless steel sink and mixer tap, plumbing and space for domestic appliance, space and point for electric cooker with stainless steel splash back and cooker hood above, radiator, Upvc double glazed window and matching door to the rear garden, laminate flooring.



FIRST FLOOR LANDING

With access to all rooms, hatch to loft space.

BEDROOM ONE

13' x 10' 2" (3.96m x 3.1m) With Upvc double glazed window to front, built-in storage cupboard, recess with fitted wardrobe cupboards having hanging space and shelving, radiator.

BEDROOM TWO

13' x 6' 9" (3.96m x 2.06m) Having Upvc double glazed window overlooking rear garden, radiator.



BATHROOM

Fitted with a contemporary suite comprising of a 'P' shaped bath with central taps and 'Mira' electric shower over, glazed shower screen, vanity unit with wash hand basin and mixer tap, close coupled dual flush wc, part tiled walls, ceramic tiled floor, chrome heated towel radiator, opaque Upvc double glazed window to side.

FRONT GARDEN

Being mainly laid to lawn with paved path to front door with canopy porch, tarmac driveway offering parking for two and access to the side of the property where there is a timber garden shed and gated access to the rear garden.



REAR GARDEN

Having a south easterly aspect being enclosed by close boarded fencing, mainly laid to lawn with raised border and mature shrubs, outside tap and gated access.



Viewings

By arrangement with the agents, Acorn Properties

☎ 01692 402019

Services

Mains Electricity, Gas, Water & Drainage

Tenure

Freehold

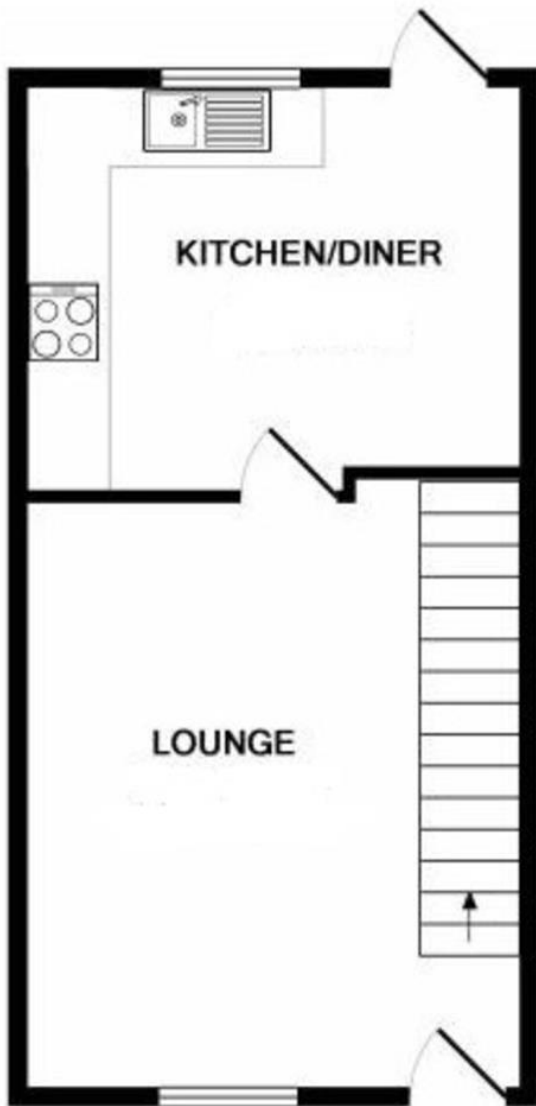
Possession

Vacant possession on completion

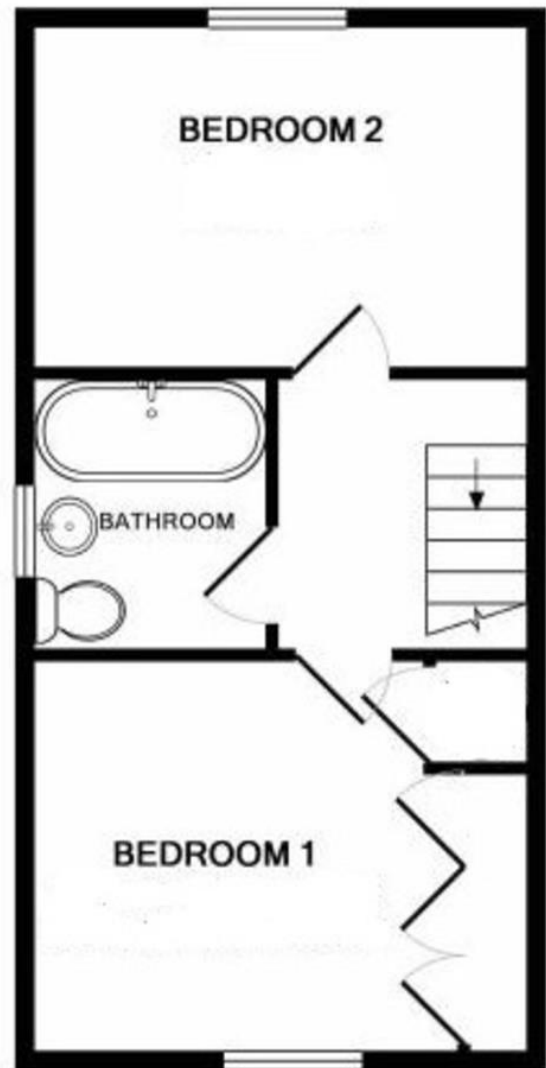
Council Tax Band

Band B

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



GROUND FLOOR



1ST FLOOR

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.

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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.