



- Spacious Detached Bungalow
- Attached 1 Bedroom Annexe
- Generous Half Acre Plot (STS)
- Double Garage, In/Out Driveway
- Semi-Rural Village Position

## Hillcrest, Mundesley Road, Knapton, Norfolk, NR28 0RY

£590,000

Fantastic opportunity to purchase a spacious detached three-bedroom bungalow with an additional two-storey, one bedroom annexe, all set in half an acre (subject to survey), with wonderful gardens, field views opposite, double garage and drive-in/out driveway. Offered with no onward chain.

Energy ratings - D 68 & D 62





## Property Description

A spacious detached three bedroom bungalow with an additional two-storey, one bedroom annexe, all set in a fantastic half acre plot (subject to measured survey).

The main property provides three bedroom accommodation incorporating a large 'L' shaped lounge/dining room, kitchen/breakfast room, shower room, cloakroom, garden room and spacious conservatory.

A door from the rear lobby leads to the double garage, with a connecting door to the attached annexe, which provides one double bedroom on the 4<sup>th</sup> first floor, with an open plan lounge/kitchen/dining room, small hallway and shower room on the ground floor.

Situated within the rural village of Knapton, the property enjoys field views to the west, generous gardens to the front and rear, and a drive in/out driveway providing off road parking space for several vehicles.

Ideal for buyers looking for two connected dwellings within the one plot, the property is offered for sale with the benefit of no onward chain.



## Location

The village of Knapton is located in a pleasant part of North East Norfolk about a mile and a half inland, close to the popular coastal village of Mundesley and about four miles from the market town of North Walsham. Mundesley offers the nearest amenities including shops, infant/junior schools, doctors' surgery, 9-hole golf course, library etc. More extensive facilities are available in North Walsham including supermarkets, swimming pool/fitness centre, railway station and all levels of schools including a sixth form college.



The historic city of Norwich is just over 20 miles from the village and includes Norwich International Airport, which offers flights both internally and to the continent.

## Accommodation

UPvc sealed unit double glazed sliding door opening to:

### Garden Room

15' 1" x 7' 5" (4.6m x 2.26m) UPvc sealed unit double glazed windows to front and side., Karndean floor, radiator, uPvc sealed unit double glazed door to:

### Entrance Hall

Doors to lounge/dining room, kitchen/breakfast room, bedrooms and shower room, two built-in storage cupboards, built-in airing cupboard housing hot water tank, radiator, Karndean floor, coved and textured ceiling with access to loft space.

### Lounge/Dining Room

22' 11" x 22' 2" max (6.99m x 6.76m max) A double aspect 'L' shaped room with uPvc sealed unit double glazed windows to front and side, fireplace with tiled surround, three radiators, wall lights, coved and textured ceiling.

### Bedroom 1

13' 11" x 12' min (4.24m x 3.66m min) UPvc sealed unit double glazed windows to side and rear, radiator, built-in wardrobe, wall lights, shower cubicle in one corner (not in use), coved and textured ceiling.

### Bedroom 2

11' 9" x 9' 11" (3.58m x 3.02m) UPvc sealed unit double glazed window to rear, radiator, built-in wardrobe, wall lights, coved and textured ceiling.







### Bedroom 3

11' 11" x 11' 9" max (3.63m x 3.58m max) Fitted wardrobes, built-in cupboard, sliding door to conservatory, coved and textured ceiling.

### Conservatory

13' 9" x 11' (4.19m x 3.35m) UPvc sealed unit double glazed windows to side and rear with fitted roller blinds, glass roof with fitted blinds, wall lights, two radiators, tiled floor, ceiling fan/light, French doors to side leading out to garden.

### Shower Room

8' 7" x 7' 5" max (2.62m x 2.26m max) Matching white suite comprising pedestal hand basin with mixer tap, close coupled WC, 1,750mm wide walk-in shower cubicle, fully tiled walls, tiled floor, heated towel rail, uPvc sealed unit double glazed window to side, coved and textured ceiling, extractor fan.

### Kitchen/Breakfast Room

17' 2" x 11' 6" max (5.23m x 3.51m max) Fitted with a range of matching base units and wall cupboards, glass fronted display cabinets, roll top work surfaces with tiled splash backs, inset single drainer 1.5 bowl sink unit with mixer tap, built-in eye level oven, inset hob unit, radiator, serving hatch to dining room, tiled floor, coved and textured ceiling, uPvc sealed unit double glazed window to side, wall lights, door opening to:

### Rear Lobby

6' 7" x 6' 1" (2.01m x 1.85m) Tiled floor, sliding patio door to rear garden, door to double garage, door to:

### Cloakroom

Low level WC, tiled floor, uPvc sealed unit double glazed window to rear.



## DOUBLE GARAGE

23' 5" max x 17' 4" (7.14m max x 5.28m) Double-width up and over door to front, window to rear, personal door to rear garden, built-in storage cupboard, built-in boiler cupboard, connecting door to annexe.

## Annexe

### Open-Plan Living Room/Kitchen

27' max x 14' 9" (8.23m max x 4.5m) plus recess UPvc sealed unit double glazed windows to front and rear, two radiators, TV aerial point, built-in storage cupboard, coved ceiling. Kitchen area with fitted base units, stainless steel double drainer sink unit and mixer tap, tiled splash backs, space for cooker and fridge. Door to:

### Hallway

Staircase to first floor, built-in storage cupboard, radiator, coved ceiling, door to side leading to garden, door to:

### Shower Room

8' 4" x 4' 4" (2.54m x 1.32m) Matching white suite comprising wash hand basin with cupboard under and mixer tap, close coupled WC, shower cubicle, fully tiled walls, tiled floor, radiator, uPvc sealed unit double glazed window to rear, coved ceiling.

### First Floor Landing

UPvc sealed unit double glazed window to side, door to eaves storage space, door opening to:

### Double Bedroom

14' 8" x 10' 9" max (4.47m x 3.28m max) UPvc sealed unit double glazed windows to side and rear, wall light, radiator, doors to eaves storage space (one of which houses gas fired boiler).







## Outside

The property occupies a generous plot extending to half an acre (subject to measured survey), with a large lawn to the front, well stocked borders containing a selection of mature shrubs, and a semi-circular driveway with turning area. The drive in/out driveway provides access to the garage, parking space for several vehicles and there is a second entrance/exit slightly further along the roadside frontage.

The rear garden is again predominantly laid to lawn, with established shrub borders, gravelled pathways, garden store shed and a block paved and gravelled patio area adjacent to the conservatory.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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55-68	D	62 D	
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1-20	G		



## Photographs of The Annexe



## Floor Plan

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



## General Information

### Viewings

By arrangement with the agents, Acorn Properties

### Services

Mains gas, electricity, water and drainage

### Tenure

Freehold

### Possession

Vacant possession on completion

### Council Tax Band

Band D and A

### Directions

From North Walsham take B1145 towards Mundesley. Follow this road for about four miles to the village of Knapton. Continue around the sharp left-hand bend and the property can be found on the right-hand side.

### 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.

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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.

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