



## 2 Benets View

North Walsham, NR28 9XF

- End Terrace Two Bedroom Home
- Corner Plot with Gated Parking
- South Facing Rear Garden
- Lounge with Wood Burner

**£215,000**

EPC Rating '64'





## Property Description

### DESCRIPTION

A very well presented modern end terrace town house occupying a corner position with a pleasant south facing enclosed garden to the rear.

The property enjoys two bedrooms to the first floor both with stripped and polished wood floors and served by a modern bathroom, to the ground floor is a pleasant lounge with storage and feature wood burner, fitted kitchen with oven and hob, Upvc double glazed conservatory overlooking an enclosed south facing rear garden, gas central heating, Upvc double glazing and a gated off road parking space.

### LOCATION

North Walsham is a thriving North Norfolk market town offering a range of shopping facilities including a large Sainsbury's store, all levels of schools including sixth form college, doctors' surgeries, restaurants and leisure facilities including the 2003 built Victory swimming & 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' x 12' 8" (4.27m x 3.86m) With the main feature being a cast iron wood Burner on a hearth, radiator, leaded Upvc double glazed window to front, staircase to first floor, dado rails, glazed door to:

### KITCHEN/DINER

12' 8" x 9' 3" (3.86m x 2.82m) Fitted range of base units and matching wall cupboards, roll top work surfaces with tiled splash backs, built in electric oven, 4 ring gas hob with cooker hood above, inset single drainer stainless steel sink unit with mixer tap, plumbing for domestic appliance further space for upright appliance, radiator, tiled floor, window to rear, wall mounted gas fired boiler, stable door to:

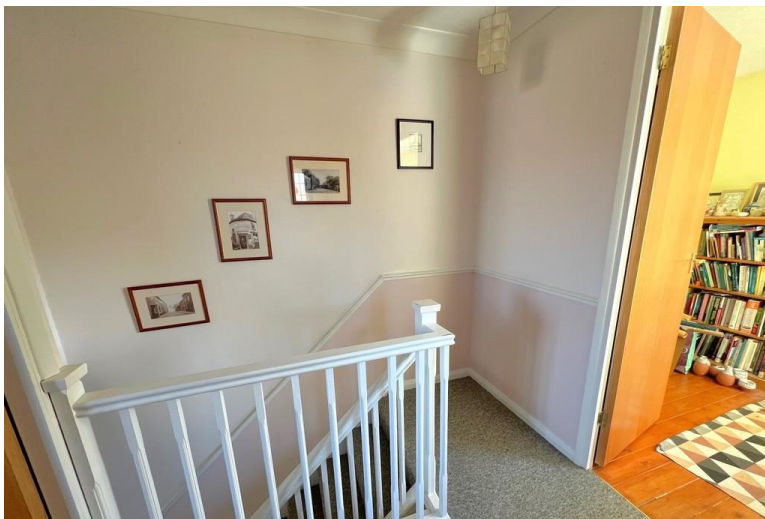


### CONSERVATORY

10' x 7' 3" (3.05m x 2.21m) Having Upvc double glazed windows on a brick base under a polycarbonate roof, ceramic tiled floor and glazed door to the rear garden, water tap.

### FIRST FLOOR LANDING

With access to all rooms, hatch to the loft space.



### BEDROOM ONE

12' 8" x 10' (3.86m x 3.05m) Radiator, leaded Upvc double glazed window to front, built in airing cupboard with factory lagged hot water tank and slatted shelving, stripped and polished wood floor.

### BEDROOM TWO

12' 8" x 6' 8" (3.86m x 2.03m) With stripped and polished wood floor, Upvc double glazed tilt and turn window to rear, radiator.

### BATHROOM

Having a white suite comprising paneled bath with tiled splash backs and electric shower unit over, pedestal hand basin, close coupled WC, Upvc double glazed window to side, built in cupboard, radiator.



### FRONT GARDEN

Mainly laid to lawn with shingle path leading to covered porch, well stocked shrub beds.

### REAR GARDEN

Being south facing and enclosed by a mixture of close boarded fencing and brick wall with double gates affording access to hardstand offering secure off road parking, timber garden shed, well tended shrub and



flower borders, lawn and further gated side access.

## 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.





## Viewings

By arrangement with the agents, Acorn Properties

**☎ 01692 402019**

## Services

[insert text here]

## Tenure

Freehold

## Possession

Vacant possession on completion

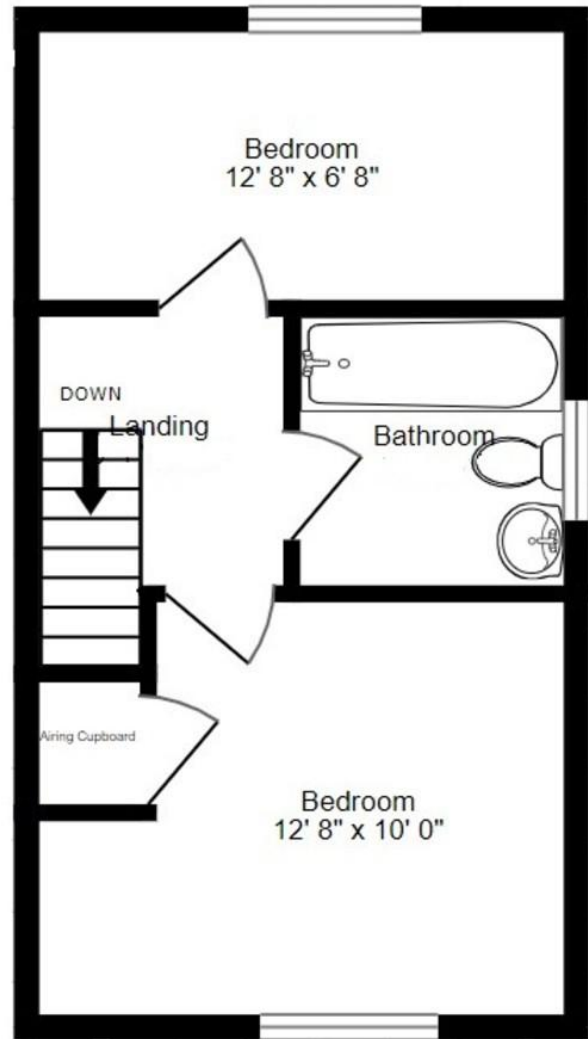
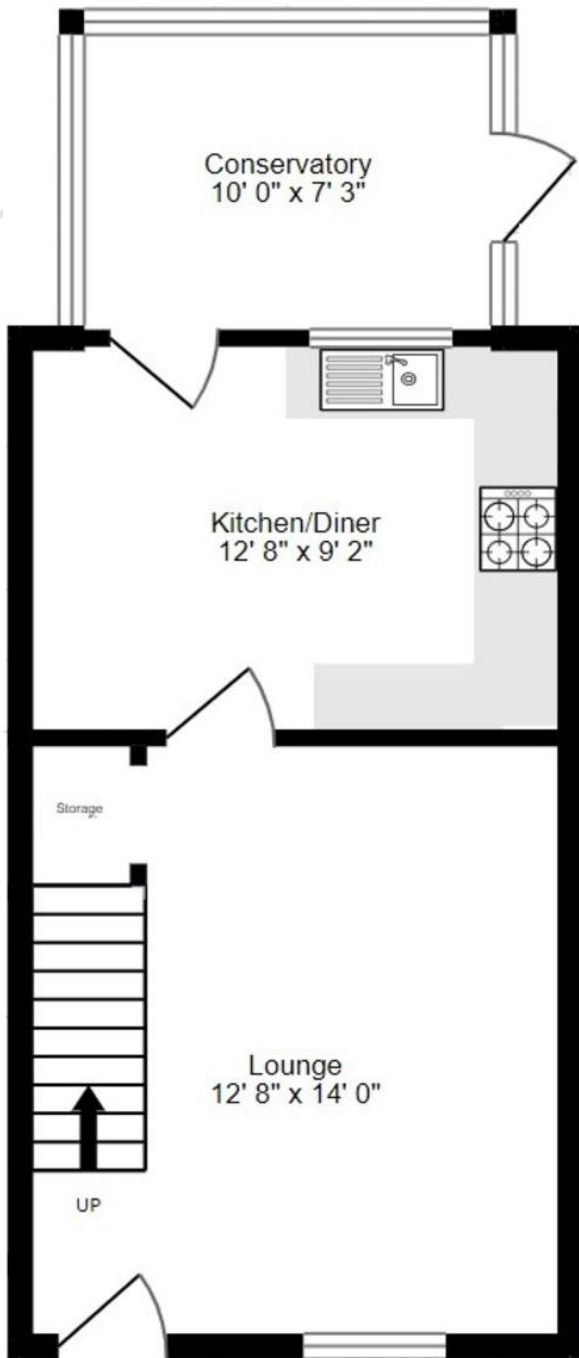
## Council Tax Band

Band B

## Directions

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 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)



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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.