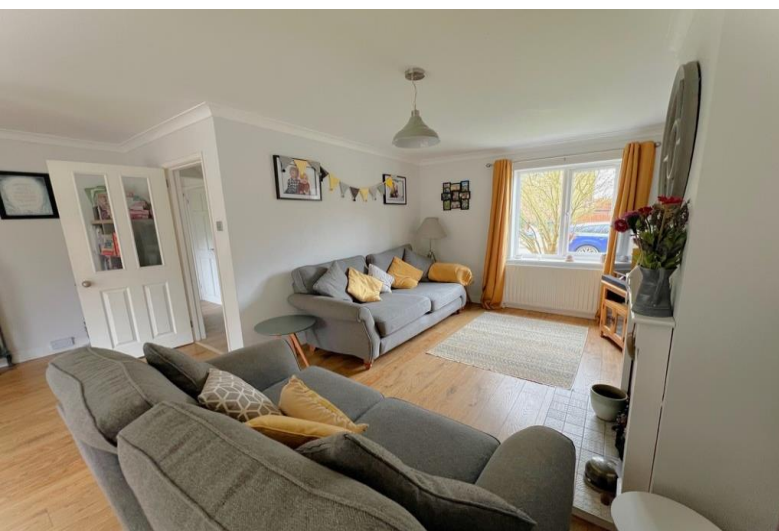




20 St. Andrews Close
Worstead, Norfolk, NR28 9SG

- Four bedroom Modern Family Home
- Sought after village location
- Excellent decorative order with Modern Kitchen and Bathroom
- Garage and Ample Parking

£350,000
EPC Rating 'TBC'





Property Description

DESCRIPTION

Set in the Historic Village of Worsted with It's Pub, Community centre, stunning Church and Railway Station is this charming modern style garage linked family home offering versatile and airy accommodation over two floors with the potential of four bedrooms, substantial open plan living space leading to the landscaped enclosed rear garden, luxury bathroom with walk-in shower, fitted kitchen with integrated appliances, attached garage and further parking. The property is offered in excellent decorative order and is just waiting for it's new owners to move in.



LOCATION

Worstead is an historic North Norfolk village with a magnificent church that reflects the village's prosperous past, being home in the middle ages to the Flemish weavers. Worstead is the name of the type of cloth woven in the village during that period and some of the weavers' cottages have survived to the present day. Today, Worstead is a picturesque and pleasant place to live with a thriving village community. The village has a railway station providing services on the Norwich to Sheringham line, a public house, junior school & nursery. More extensive facilities can be found in the nearby market town of North Walsham including supermarket, doctors' surgeries and all levels of school including sixth form college. The city of Norwich is about 15 miles to the south of the village. Norwich International Airport provides flights both internally and to the continent and Norwich station provides rail services to London Liverpool Street. Worstead is located within an area of pleasant open countryside and a wide stretch of the North East Norfolk coastline is within a short drive. Wroxham, the capital of the Norfolk Broads, is just six miles away.

ENTRANCE HALL

With covered front porch, staircase rising to first floor, radiator, walk-in shelved storage cupboard, further under stairs storage.

CLOAKROOM

With suite comprising of a concealed system wc, vanity unit with wash hand basin and mixer tap, radiator, opaque Upvc double glazed window to side.

LOUNGE/DINER

18' 11" x 16' 11" (5.77m x 5.16m) Having Upvc double glazed window to front, two radiators, wooden fire surround with open grate and tiled hearth, square opening leading to Garden Room.

GARDEN ROOM

8' 9" x 8' 8" (2.67m x 2.64m) With Upvc double glazed windows on a brick base, french doors to the Garden.

KITCHEN

9' 8" x 8' 8" (2.95m x 2.64m) Fitted with a modern range of high gloss fronted base and wall mounted units comprising cupboards and drawers, roll edge work surface with inset stainless steel sink and mixer tap, plumbing and space for washing machine, integrated Dishwasher, fridge/freezer, built-in eye level electric oven with four ring ceramic hob and cooker hood above, tiled splash backs, Upvc double glazed window to rear, contemporary radiator.



STUDY/BEDROOM FOUR

9' 8" x 6' 5" (2.95m x 1.96m) Having Upvc double glazed window to front, radiator.

FIRST FLOOR LANDING

Access to all rooms, hatch to loft space, radiator, walk-in airing cupboard with hot water tank and slatted shelving.

BEDROOM ONE

13' 8" x 11' 6" (4.17m x 3.51m) With Upvc double glazed window to front and radiator.

BEDROOM TWO

11' 5" x 9' 10" (3.48m x 3m) With UPVC double glazed window to front and radiator.

BEDROOM THREE

9' 10" x 7' 1" (3m x 2.16m) With UPVC double glazed window to rear and radiator.

BATHROOM

9' 10" x 7' 1" (3m x 2.16m) Fitted with a contemporary four piece suite comprising of a paneled bath with mixer tap, vanity unit with wash hand basin, concealed cistern wc and glazed double walk-in shower enclosure fitted with a 'Mira' dual head rain forest style shower unit, splash backs, chrome heated towel radiator, opaque Upvc double glazed window to rear.



GARAGE

20' 1" x 9' 1" (6.12m x 2.77m) With up and over door to front, floor standing oil fired central heating boiler, power and light, door to rear garden.

FRONT GARDEN

Laid to lawn with established shrub and path to front door, driveway leading to single garage, parking for at least two cars.

REAR GARDEN

Enclosed by mixed hedging and fencing, paved patio, raised borders, timber summer house, gated side access, outside tap, oil tank and personal door.



AGENTS NOTE

The property, along with all of the residents of St Andrews Close enjoy the ownership of a meadow situated between the cul-de-sac and the village centre for residents use only, there is an annual service charge for it's upkeep currently £30.00 per annum.





Viewings

By arrangement with the agents, Acorn Properties

☎ 01692 402019

Services

Mains Drainage, Water & Electricity

Tenure

Freehold

Possession

Vacant possession on completion

Council Tax Band

Band C

EPC TO FOLLOW

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.

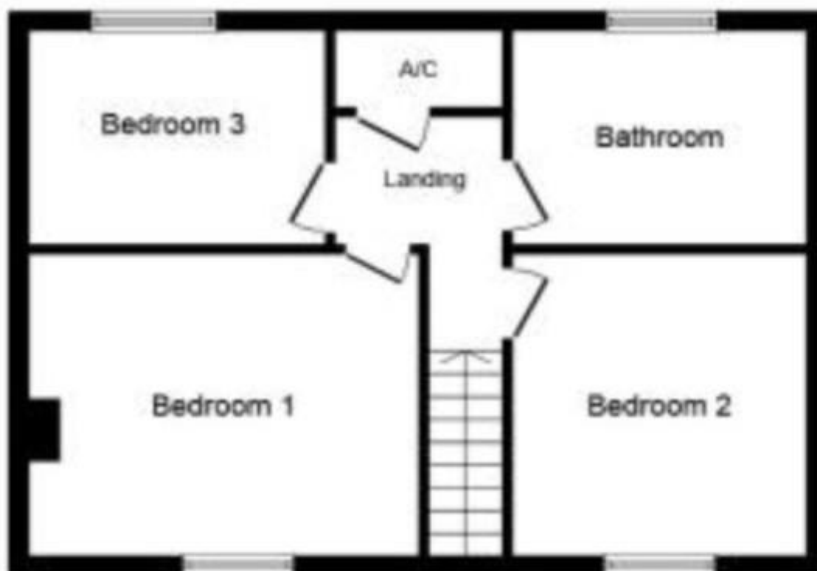
However, if we refer our clients to our trusted local Solicitors, Surveyors or Financial Services, Acorn Properties may receive a 'referral fee' from these local businesses.

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.

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.