



47 Lynfield Road,
North Walsham, NR28 0BG

- Well Presented Terraced Bungalow
- Situated 700m from Market Place
- Two Bedroom Accommodation
- South-Facing Garden, Single Garage

£200,000

EPC Rating 'D 67'





Property Description

A well presented mid terrace bungalow situated within a residential area approximately 700 metres from the Market Place.

The property provides two bedroom accommodation comprising a 11'11 entrance porch, inner hall with built-in storage space, 14'10 lounge, uPvc conservatory, fitted kitchen with gloss white units and a wet room with a neutral white suite.

Further benefits include uPvc sealed unit double glazed windows and exterior doors, gas fired central heating to radiators, an attractive enclosed south-facing rear garden and a brick single garage, located within the parking area to the rear of the bungalow.

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 services on the Norwich to Sheringham line. The sandy beaches of the North East Norfolk coast are about 6 miles away, the Norfolk Broads are about 12 miles to the south & Norwich is approximately 17 miles distant.

Accommodation

UPvc sealed unit double glazed front door to:

Entrance Porch

UPvc sealed unit double glazed door to:

Inner Hall

Doors to lounge, bedrooms and wet room, radiator, built-in storage cupboard, textured ceiling.

Lounge

14'10 x 11'8 (4.53m x 3.56m).

Two radiators, TV aerial socket, telephone point, door to kitchen, textured ceiling, double doors to:

Conservatory

10'9 x 8'3 (3.29m x 2.51m).

UPvc sealed unit double glazed windows to side and rear, brick base, radiator, polycarbonate roof, French doors to rear garden.



Kitchen

11'8 x 7'5 (3.56m x 2.28m).

Re-fitted with matching gloss white base units and wall cupboards, roll top work surfaces with tiled splash backs, inset circular stainless steel sink unit with mixer tap, built-in oven and hob with stainless steel extractor hood over, integrated fridge/freezer and dishwasher, automatic washing machine, built-in cupboard housing wall mounted gas fired boiler, radiator, coved and textured ceiling, uPvc sealed unit double glazed window and door to rear.



Bedroom 1

11' x 8'6 (3.37m x 2.60m).

UPvc sealed unit double glazed window to front, radiator, coved and textured ceiling.

Bedroom 2

11'11 x 7'5 max (3.65m x 2.27m max).

UPvc sealed unit double glazed window to front, radiator, coved and textured ceiling.



Wet Room

7'5 x 5'6 (2.26m x 1.68m).

Matching white suite comprising pedestal hand basin, close coupled WC, wall mounted shower unit with waterfall head, non-slip floor, fully tiled walls, radiator, extractor fan, coved ceiling with access to loft space.



Outside

There is gated access through fencing to the front of the property and the garden has been designed with low maintenance in mind, incorporating a small selection of shrubs surrounded by bark chippings with a paved central path leading to the front entrance door.

The rear garden is south facing, and has been paved with established flower and shrub borders. A gate at the rear of the garden opens into the parking area at the rear, where the single garage can be found.

Vehicular access to the garage is via neighbouring Page Close.



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.





General Information

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 A

Directions

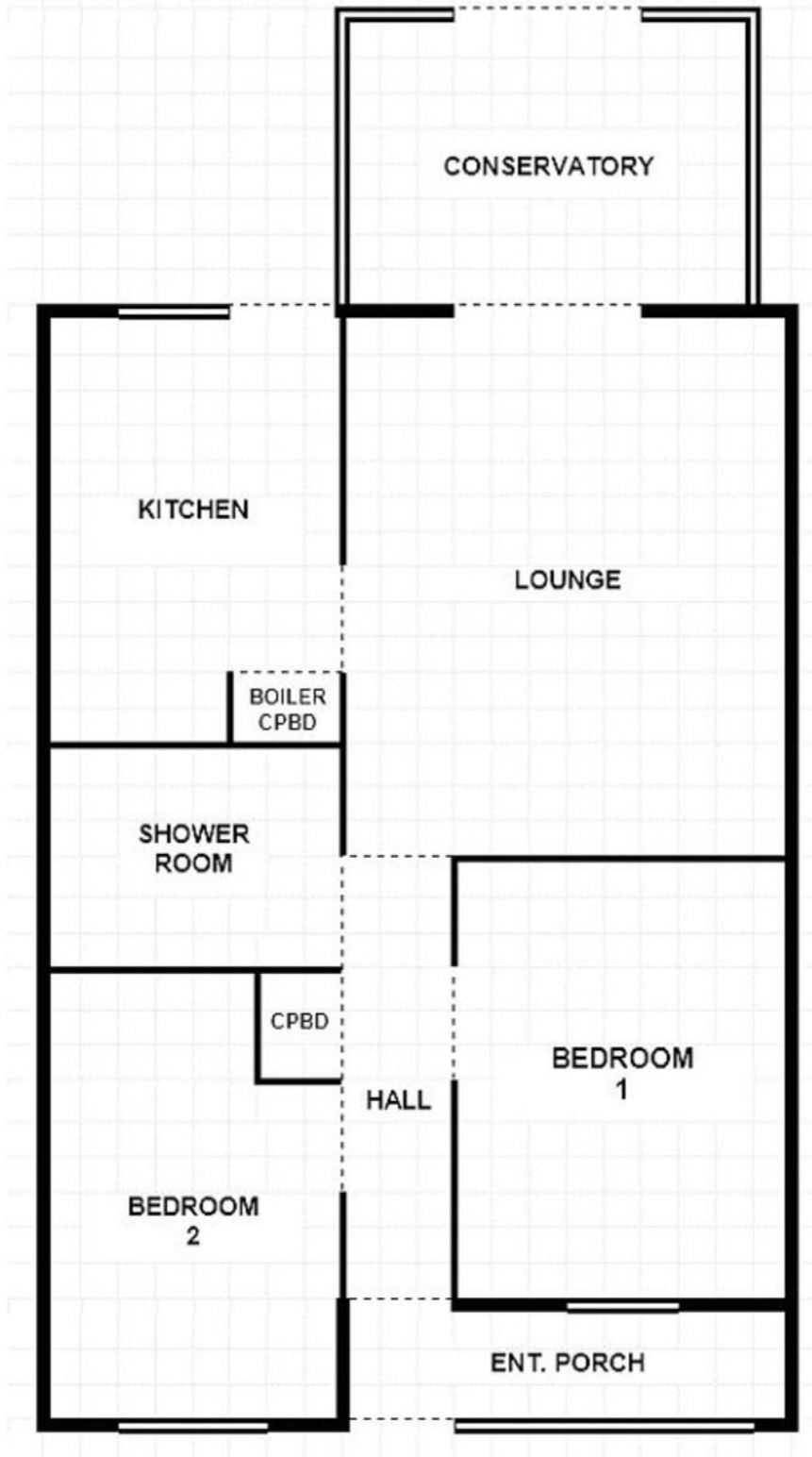
From the main town centre car park (next to Sainsbury's car park) turn right and then turn right again at the 'T' junction onto Mundesley Road. Follow the road past the Orchard Gardens public house and turn left into Lynfield Road. The property can be found on the left hand side, just before the road bends to the right.

EPC Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	67 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.