



4 Gooch Close

North Walsham, NR28 0SZ

- Two bedroom Terraced House
- Cul De Sac Location
- Gas central heating Double Glazing
- Parking, Southerly Aspect Garden

£190,000

EPC Rating 'TBC'





Property Description

DESCRIPTION

A modern two bedroom mid terrace home situated in a residential cul de sac offering gas fired central heating, fitted kitchen with oven and hob, modern bathroom and enclosed southerly aspect rear garden.

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 including the 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.

ENTRANCE PORCH

UPVC double glazed front door to outside, UPVC opaque double glazed side panel, recessed storage area with shelving, gas and electric meters.

LOUNGE

15' 9" x 12' 6" (4.8m x 3.81m) With Upvc double glazed window to front, radiator, door to kitchen, staircase rising to first floor.

KITCHEN

12' 7" x 7' 4" (3.84m x 2.24m) Fitted with a comprehensive range of base and wall mounted units comprising cupboards and drawers, work surface with inset ceramic sink and mixer tap, tiled splash backs, four ring inset gas hob with cooker hood above, built-in eye level electric oven and combination microwave, space and plumbing for domestic appliance, further space for additional appliances under adjacent work surface, UPVC double glazed window to rear, UPVC double glazed door to rear garden.

FIRST FLOOR LANDING

Access to all rooms.

BEDROOM ONE

12' 6" x 8' 3" (3.81m x 2.51m) With Upvc double glazed window to front, radiator.

BEDROOM TWO

12' 6" x 10' 3" maximum (3.81m x 3.12m) UPVC double glazed window to rear, radiator, airing cupboard with gas fired central heating boiler, hatch to loft space.

BATHROOM

Comprising of panelled bath with thermostatic shower over, close coupled dual flush wc, pedestal wash hand basin, tiled splash backs spot lighting, heated towel radiator.

FRONT GARDEN

Token Front Garden Small shingle area and path to front door.
Communal grass area to front.

REAR GARDEN

Enclosed by panelled fencing, with covered decking, gated rear access.

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.

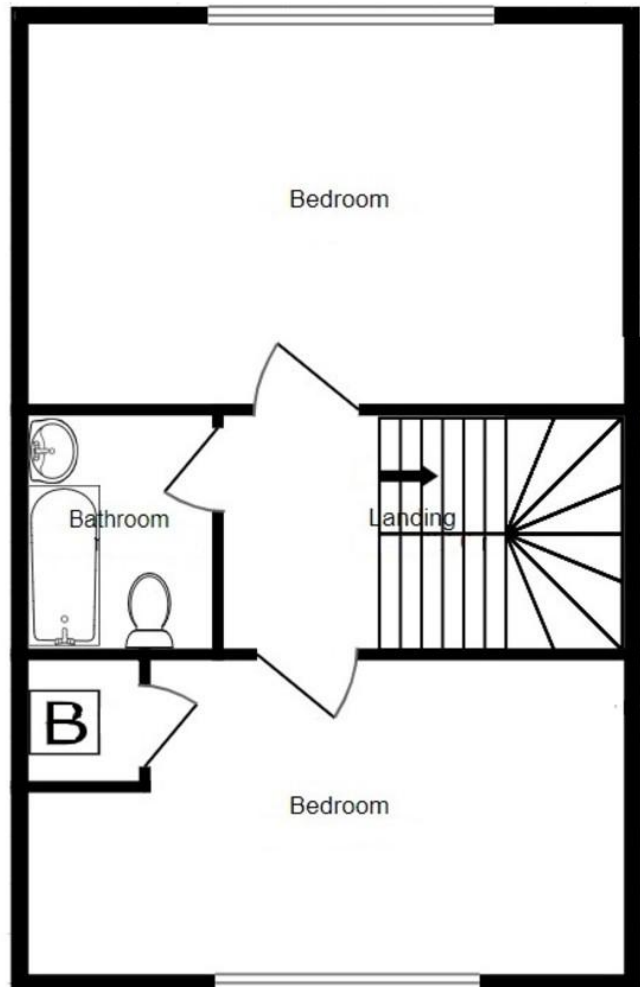
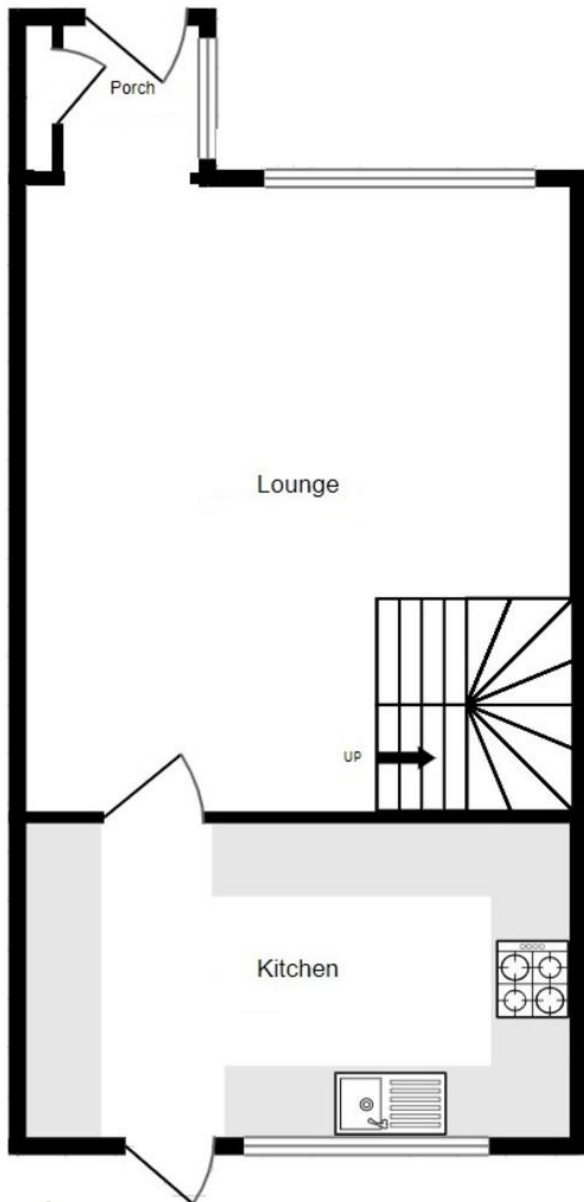
However, if we refer our clients to our trusted local Solicitors, Surveyors or Financial Services, Acorn Properties may receive a 'referral fee' from these local businesses.

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)



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 A

EPC TO FOLLOW

29-30 Market Place
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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.