



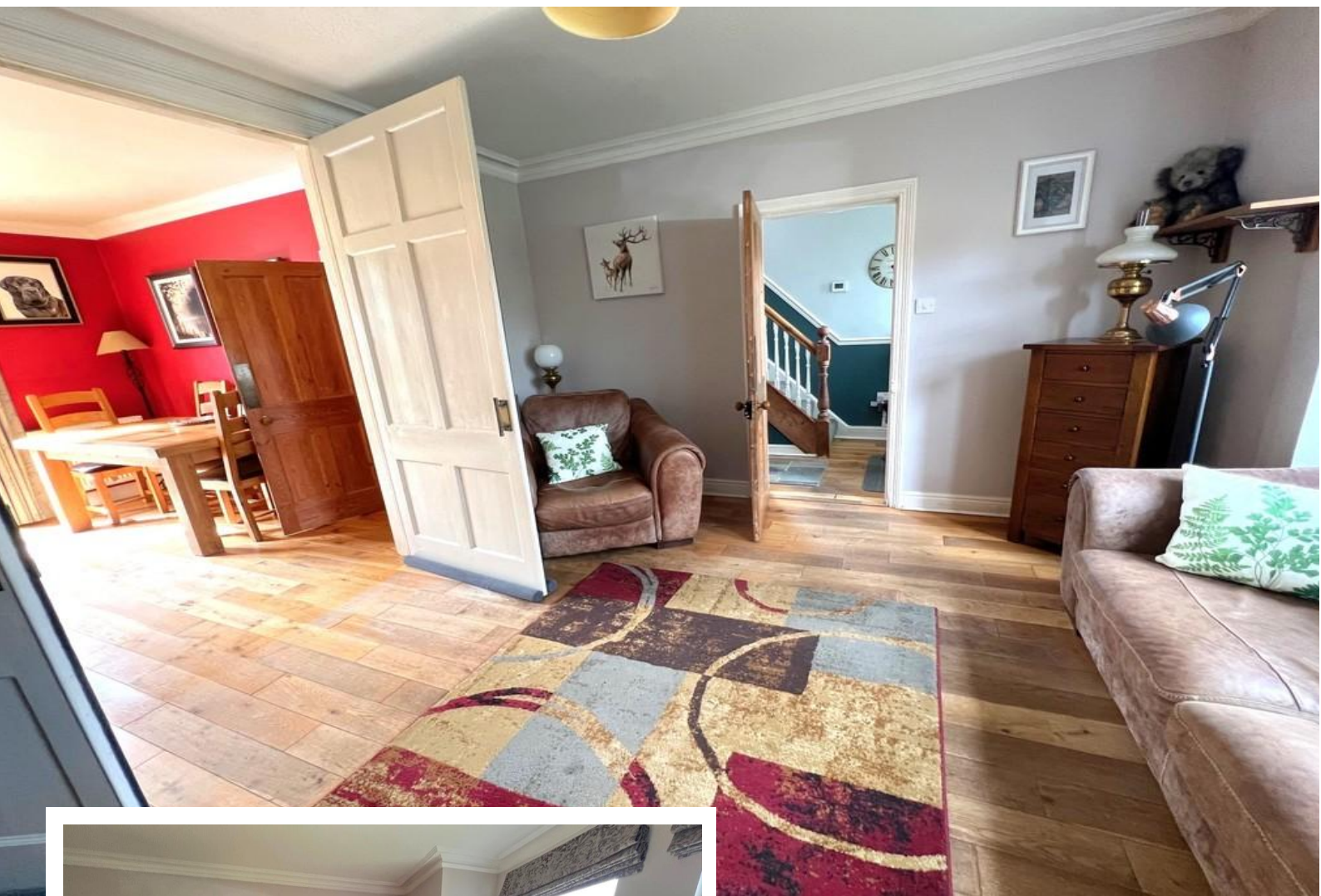
104 Norwich Road
North Walsham, NR28 0DX

- A Fine Edwardian Family Home
- Three Bedrooms & Two Receptions
- Character Features, Enclosed Garden
- Off Road Parking, Vendor Found

Offers Over £325,000
EPC Rating '63'



104 Norwich Road, North Walsham, Norfolk, NR28 0DX



Property Description

A sympathetically restored and beautifully presented Edwardian family home set in a non-estate location, with character features, off road parking, stunning kitchen and landscaped and enclosed rear gardens.

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 has a railway station providing regular train 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 VESTIBULE

With period tiling and composite double glazed front door and glazed side panels affording access to the Hallway.

HALLWAY

Having a wood floor, balustraded staircase rising to first floor, understairs storage cupboard with Upvc double glazed window, doors to both Reception Rooms and Kitchen, ceiling cornice, radiator, dado rail.

LOUNGE

14' 4" x 14' 4" (4.37m x 4.37m) With two Upvc double glazed windows to front, wood floor, ceiling cornice and rose, full height double doors leading to Dining Room, period tiled fireplace with slate hearth and wooden surround, radiator.



DINING ROOM

11' 10" x 11' 11" (3.61m x 3.63m) With wood floor, chimney recesses with cupboards and shelving, feature fireplace with clear glass wood burner on a slate hearth and wooden mantle over, radiator, ceiling cornice and rose, French doors to outside.

KITCHEN/BREAKFAST ROOM

16' 4" x 9' 2" (4.98m x 2.79m) Fitted with a modern range of Shaker style base and wall mounted units comprising cupboards and drawers, butchers block work surface with inset one and a half bowl stainless steel sink and mixer tap, integrated dishwasher, dual fuel range style cooker with cooker hood above, wooden floor, space and point for upright domestic appliance, Upvc double glazed windows to side, breakfast bar, inset spot lighting, contemporary radiator, door to Utility Room.



UTILITY ROOM

5' 9" x 5' 7" (1.75m x 1.7m) With roll edge work surface having plumbing and space for domestic appliances beneath and cupboards above, Upvc double glazed door to the rear garden, inset spot lighting, extractor fan.



CLOAKROOM

With Upvc double glazed window. Fitted with a suite comprising of a close coupled dual flush wc, pedestal wash hand basin, radiator, extractor fan and inset spot lighting.

FIRST FLOOR LANDING

With access to all rooms, Upvc double glazed window to side, radiator, walk-in storage cupboard with further Upvc double glazed window to side.



BEDROOM ONE

12' x 11' 4" (3.66m x 3.45m) Wall light points, hatch to loft space with integrated telescopic loft ladder, radiator, fireplace, two Upvc double glazed windows to front.

BEDROOM TWO

10' 4" x 12' 5" (3.15m x 3.78m) With Upvc double glazed window to rear, built-in cupboard with recess with wall mounted gas fired combination boiler, radiator.

BEDROOM THREE

9' 2" x 8' 1" (2.79m x 2.46m) Having Upvc double glazed window to front, radiator.



BATHROOM

8' 7" x 7' (2.62m x 2.13m) Fitted with a modern suite comprising of a concealed cistern dual flush wc, vanity unit with storage and inset wash hand basin, walk-in double shower enclosure with full height splash backs and Mira thermostatic shower fitted, inset spot lighting, extractor fan, Upvc double glazed window to rear and two heated chrome towel radiators, built-in storage cupboard, shaver point.

OUTSIDE

FRONT GARDEN

Token frontage with formal lawn and shrubs, concrete parking area and path with gated access to the rear garden.

REAR GARDEN

Having been extensively landscaped, with a south westerly aspect, laid mainly to lawn with specimen shrubs and trees, brick storage and timber garden shed, enclosed by close boarded fencing and gated side access to the front garden, Indian stone paved patio area immediately to the rear of the dining room.



VIEWINGS

By arrangement with the agents, Acorn Properties

☎ 01692 402019

SERVICES

Mains Gas, Water, Electricity & Drainage

TENURE

Freehold

POSSESSION

Vacant possession on completion

COUNCIL TAX BAND

Band C





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



REFERRALS

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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.