



## 4 Hazell Road

North Walsham, NR28 0ST

- A Two Bedroom Semi Detached Bungalow
- No Onward Chain, Private Rear Garden
- Gas Central Heating, Double Glazing
- Lounge with Wood Burner, Off Road Parking

**£200,000**

EPC Rating 'TBC'





## Property Description

A delightful semi detached two bedroom bungalow situated on a popular residential estate within easy access of shops and amenities, Benefits include a private rear garden, gas fired central heating, double glazing, lounge with wood burner, off road parking and No Onward Chain.

## LOCATION

North Walsham is a thriving North Norfolk market town offering a range of shopping facilities including a large Sainsbury's store, Waitrose, 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.



### ENTRANCE HALL

With Upvc double glazed front door.

### BEDROOM TWO

6' 10" x 7' 11" (2.08m x 2.41m) Having Upvc double glazed window to front, radiator.

### KITCHEN

10' 2" x 7' 2" (3.1m x 2.18m) Fitted with a range of base and wall mounted units comprising cupboards and drawers, worksurface with stainless steel sink and separate taps, tiled splash backs, space and point for gas/electric cooker, further appliance space, Upvc double glazed window to front, radiator.

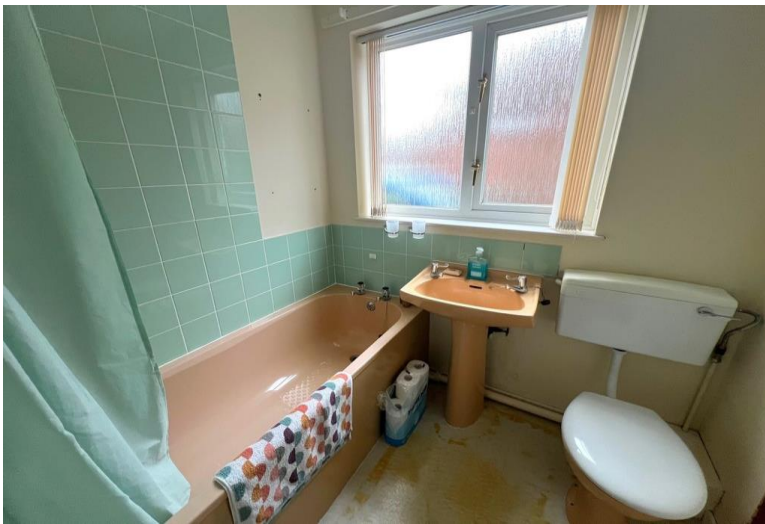


### LOUNGE

15' 5" x 9' 11" (4.7m x 3.02m) With wood burner fitted and radiator, Upvc double glazed patio doors to the rear accessing the Lean-to Conservatory, further door to:-

### INNER HALLWAY

With built-in airing cupboard with wall mounted gas fired combination boiler and slatted shelving, hatch to loft space.



### BEDROOM ONE

12' 2" x 8' 3" (3.71m x 2.51m) With radiator, Upvc double glazed window to rear.

### BATHROOM

5' 6" x 6' 2" (1.68m x 1.88m) Fitted with a suite comprising of a panelled bath with separate taps and thermostatic shower over, pedestal wash hand basin and low level wc, tiled splash backs, radiator and Upvc double glazed window to side.

### CONSERVATORY

8' 4" x 5' 10" (2.54m x 1.78m) Being of aluminium frame construction with single glazed windows and a quarry tiled floor, door to rear garden.



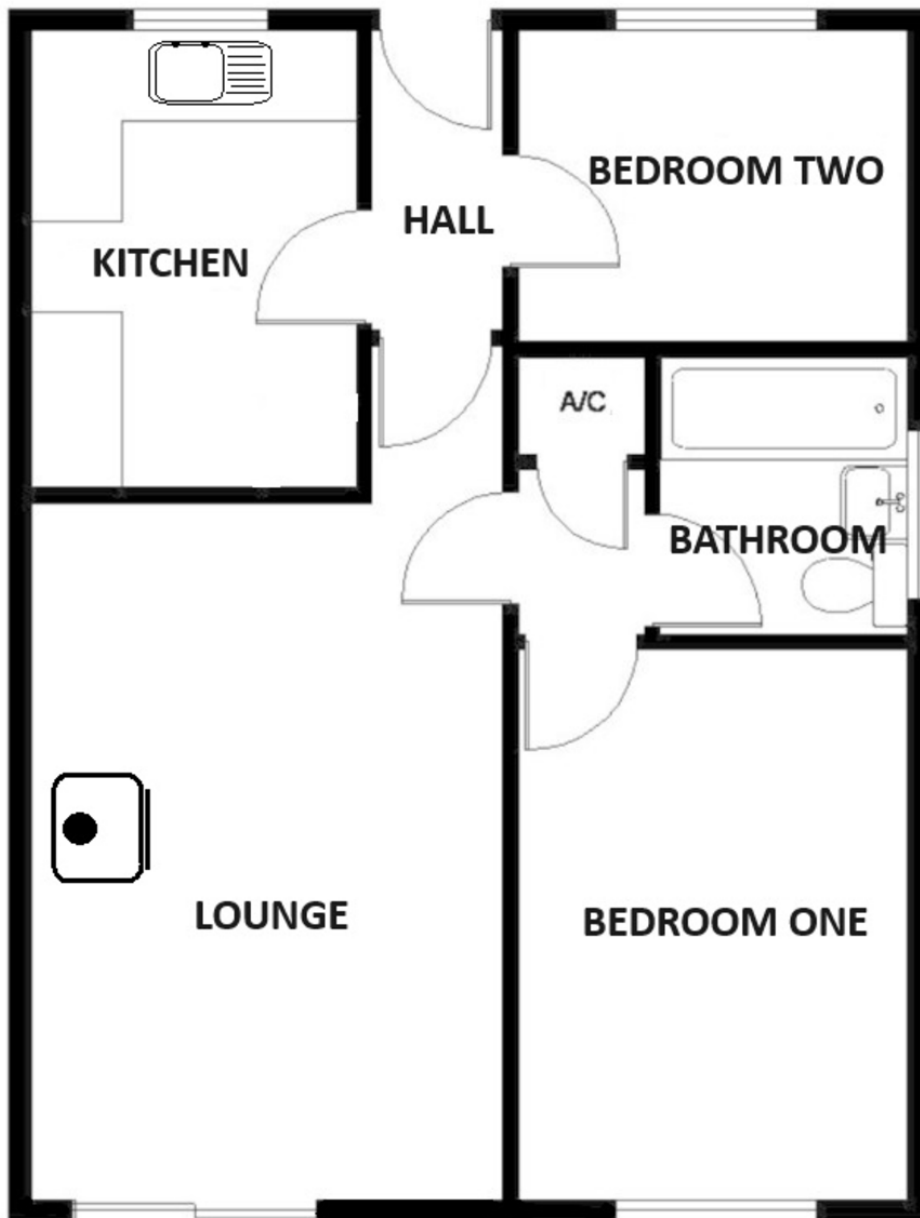
### FRONT GARDEN

Laid to shingle providing low maintenance, paved paths and off road parking.

### REAR GARDEN

Being enclosed by close boarded fencing and laid to patio and shingle with shrub borders and side access, outside tap, timber garden shed and wood store.

## 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

Electricity, Gas, Water & Drainage

### Tenure

Freehold

### Possession

Vacant possession on completion

### Council Tax Band

Band A

## 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 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.

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29-30 Market Place  
North Walsham  
Norfolk  
NR28 9BS

[www.acornprop.co.uk](http://www.acornprop.co.uk)  
[team@acornprop.co.uk](mailto:team@acornprop.co.uk)  
01692 402019

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