



11 Meadow Close,
North Walsham, NR28 0AX

- Extended Detached Bungalow
- Enjoying Cul De Sac Position
- 2 Bedrooms (with Built-In Wardrobes)
- 80' Rear Garden, Attached Garage

Offers Over £300,000

EPC Rating 'D 62'





Property Description

An extended and significantly updated detached bungalow, the property enjoys a pleasant cul de sac position within walking distance of the town centre and Market Place.

Arranged to provide two bedrooms (each with built-in wardrobes), the remaining accommodation includes an 18'4 living room, a re-fitted kitchen and shower room, a hallway and a wonderful 14'2 garden room.

Further benefits include a wonderful 80' rear garden offering a high degree of privacy, gas fired central heating, uPvc double glazing, an attached single garage and a driveway providing off road parking space for several vehicles.

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, which provides regular services on the Norwich to Sheringham 'Bittern' 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.

Accommodation

Part-glazed front entrance door opening to:

Entrance Hall

Doors to living room, bedrooms, shower room and kitchen, wood flooring, window to side, radiator, coved ceiling with access to loft space.

Living Room

18' 4" max x 14' 10" (5.59m max x 4.52m)

Window to front, radiator, LVT flooring, inset fireplace with granite surround and hearth (please note: gas fire has been disconnected), coved ceiling.

Kitchen

12' 4" x 9' (3.76m x 2.74m)

Re-fitted with a range of matching base units and wall cupboards, full height cupboards, work surfaces with tiled splash backs, inset stainless steel sink unit with mixer tap, built-in eye level oven, inset gas hob, integrated fridge, plumbing for automatic dishwasher, built-in airing cupboard housing wall mounted gas fired boiler and hot water tank, window to rear, radiator, coved ceiling, panelled and part glazed door to:

Garden Room

14' 2" x 10' 10" max (4.32m x 3.3m max)

Including utility area with fitted work surface and base unit providing space and plumbing for automatic washing machine and tumble dryer, connecting door to garage, windows to side and rear, tiled floor, pitched polycarbonate roof over garden room, French doors leading out to the garden.

Bedroom

11' 6" x 8' 9" (3.51m x 2.67m)

Window to front, radiator, wood flooring, built-in wardrobe, coved ceiling.

Bedroom

9' 11" x 9' 2" (3.02m x 2.79m) plus door recess.

Window to rear, radiator, wood flooring, built-in wardrobe, coved ceiling.





Shower Room

8' 1" x 5' 5" (2.46m x 1.65m)

Matching white suite comprising wall mounted wash hand basin with mixer tap, WC with concealed cistern, walk-in shower cubicle, fully tiled walls, tiled floor, heated towel radiator, window to rear, coved ceiling.

Outside

To the front of the property, the garden has been laid to lawn behind a low brick wall and established hedging, with a mature tree in the centre. A gravelled driveway (with further hedging to one side) provides off road parking space for several vehicles, and access to the attached single garage, measuring 15' 8" x 8' 11" with light/power connected, up and over door to front and connecting door to the garden room.

On the left hand side of the bungalow there is access through to the 80' long enclosed rear garden, which offers a high degree of privacy, being predominantly laid to lawn, with mature hedges and trees, a raised paved patio area, decking, timber garden shed and a greenhouse.



Referrals

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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 C

Directions

From the main town centre car park (next to Sainsbury's car park) turn right and then right again at the 'T' junction with Mundesley Road. Immediately turn left into Northfield Road, continue ahead at the junction and take the third right into Northmead Drive. Take the third right into Meadow Close and the property can be found on the left hand side.

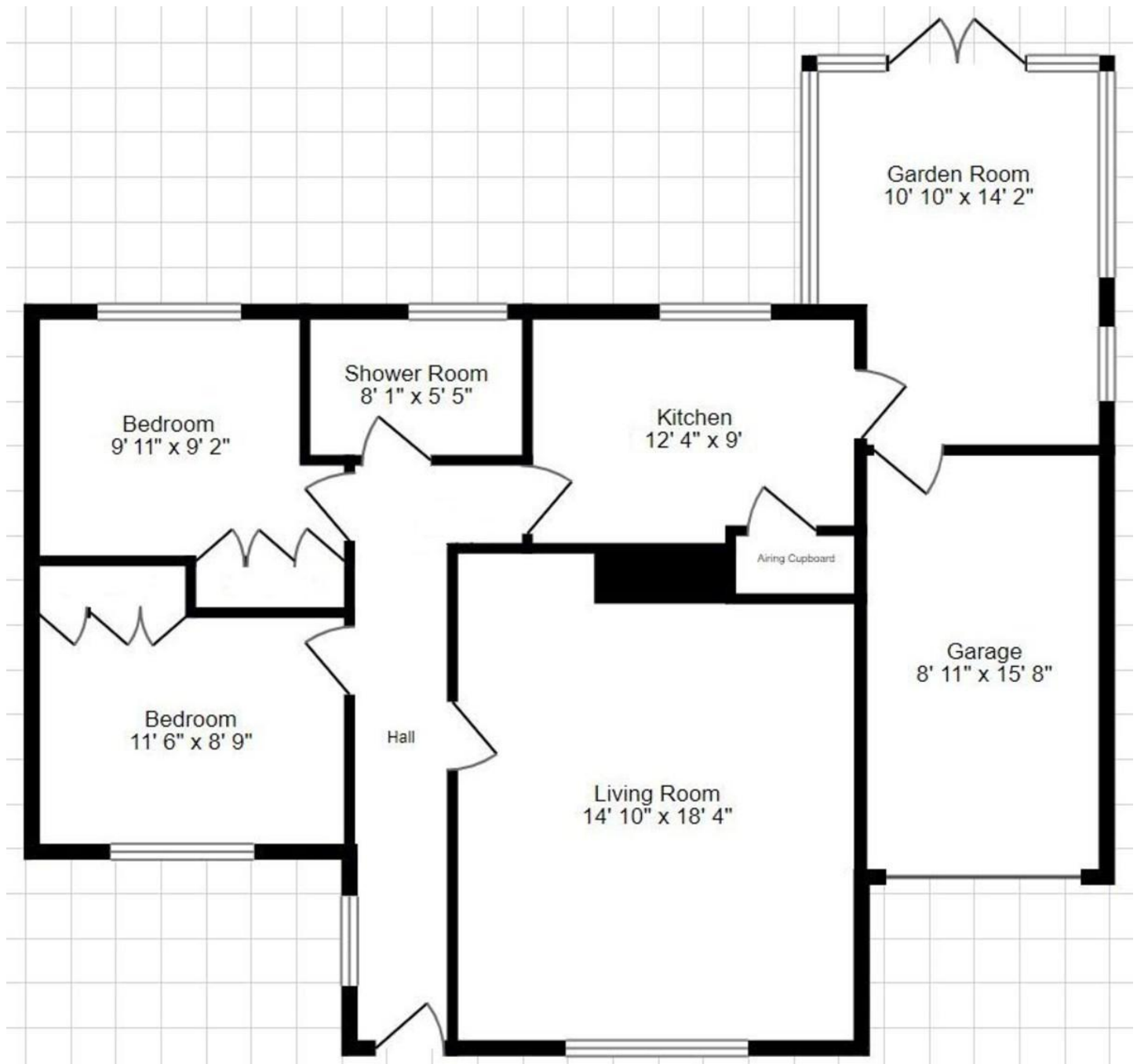


EPC Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 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.