



34 Long Barrow Drive

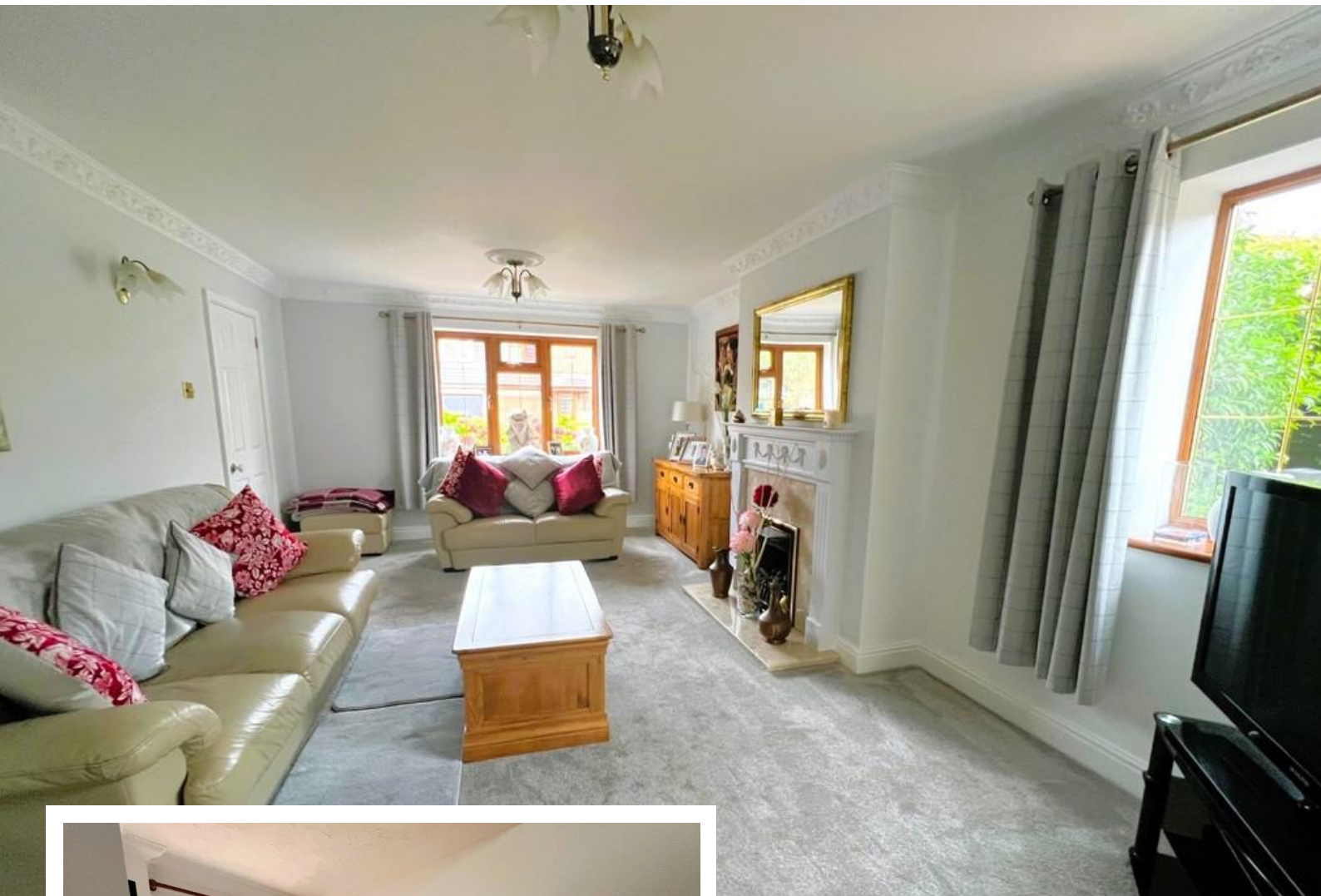
North Walsham, NR28 9YA

- A Fine Detached Home
- Four Double Bedrooms, Two Receptions
- Conservatory, Integral Garage, Utility
- Enclosed Landscaped Gardens

£395,000

EPC Rating '67'





Property Description

DESCRIPTION

Situated on a corner plot is this imposing modern detached home built by the renowned local builder 'Norfolk Homes' the property boasts four double bedrooms with the master being served by an ensuite, two reception rooms, fitted kitchen and utility room, enclosed landscaped garden, conservatory with underfloor heating and integral garage with additional parking to the front. Viewings are essential to appreciate the location and presentation of the accommodation offered.

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 HALL

With staircase rising to the first floor, 'Karndean' flooring, Upvc double glazed front door, arch recess with wall light point, under stairs storage.

CLOAKROOM

With opaque Upvc double glazed window to front, low level wc and wash hand basin, radiator.

LOUNGE

18' 8" x 12' 7" (5.69m x 3.84m) Being a double aspect room with Upvc double glazed windows to front and side, radiators, feature fire place with marble hearth and real flame gas fire fitted, wall light points, square arch to the Dining Room.



DINING ROOM

11' 1" x 10' 8" (3.38m x 3.25m) With radiator and double glazed patio doors to the Conservatory, further door to Kitchen.

KITCHEN

17' 2" x 10' (5.23m x 3.05m) Fitted with a modern range of base and wall mounted units comprising cupboards and drawers, roll edge work surface with inset one and a half bowl sink and mixer tap, built-in five ring gas hob with cooker hood above, eye level double electric oven, 'Karndean' flooring, radiator, Upvc double glazed window to rear, tiled splash backs, plumbing and space for domestic appliance.



UTILITY ROOM

8' x 7' 3" (2.44m x 2.21m) Matching range of base and wall mounted units comprising cupboards and drawers, roll edge work surface with inset single drainer sink, plumbing and space for domestic appliance, Upvc double glazed window and door to rear, further personal door to garage, wall mounted gas fired central heating boiler, radiator.

CONSERVATORY

12' 2" x 11' 6" (3.71m x 3.51m) Having Double glazed windows under a polycarbonate roof, ceramic tiled floor with under floor heating, french doors to rear garden.

FIRST FLOOR LANDING

With hatch to loft space, access to all rooms, radiator, built-in airing cupboard with factory lagged hot water tank and slatted shelving.

MASTER BEDROOM

19' 4" x 11' 8" (5.89m x 3.56m) With Upvc double





glazed window to front, built-in mirror fronted wardrobe cupboards with hanging space and shelving, arched recesses with wall light points, radiator, door to ensuite.

ENSUITE

7' 7" x 7' 10" (2.31m x 2.39m) With part tiled walls, fitted with a four piece suite comprising of a enclosed shower with glazed door, low level wc, bidet and vanity unit with inset wash hand basin and shaver point over, heated towel radiator, extractor fan, opaque Upvc double glazed window to front.

BEDROOM

12' 9" x 10' 5" (3.89m x 3.18m) With Upvc double glazed window to front, radiator, built-in mirror fronted wardrobe cupboard.

BEDROOM

13' x 8' 4" (3.96m x 2.54m) With Upvc double glazed window to rear, radiator, built-in mirror fronted wardrobe cupboard.

BEDROOM

12' 9" x 10' 11" (3.89m x 3.33m) With Upvc double glazed window to rear, radiator, built-in mirror fronted wardrobe cupboard.

BATHROOM

7' 11" x 6' 5" (2.41m x 1.96m) Fitted with a three piece suite comprising enclosed bath with mixer taps and shower attachment, low level wc, vanity unit with inset wash hand basin and cupboard storage, extractor fan, spot lighting, heated towel radiator, opaque Upvc double glazed window to rear, part tiled walls.

GARAGE

22' 10" x 8' 2" (6.96m x 2.49m) With up and over door to front, power and light.

FRONT GARDEN

Laid to lawn with hedging and bloc paved driveway offering ample off road parking.

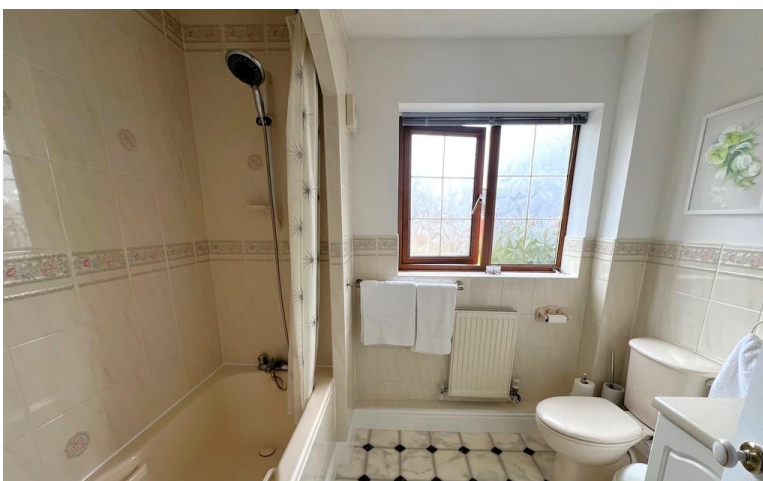
REAR GARDEN

Being enclosed by walling and fencing and an evergreen hedge to rear, with bloc paved patio and paths, well tended and stocked shub borders, outside tap and gated side 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.





Viewings

By arrangement with the agents, Acorn Properties

 **01692 402019**

Services

[insert text here]

Tenure

Freehold

Possession

Vacant possession on completion

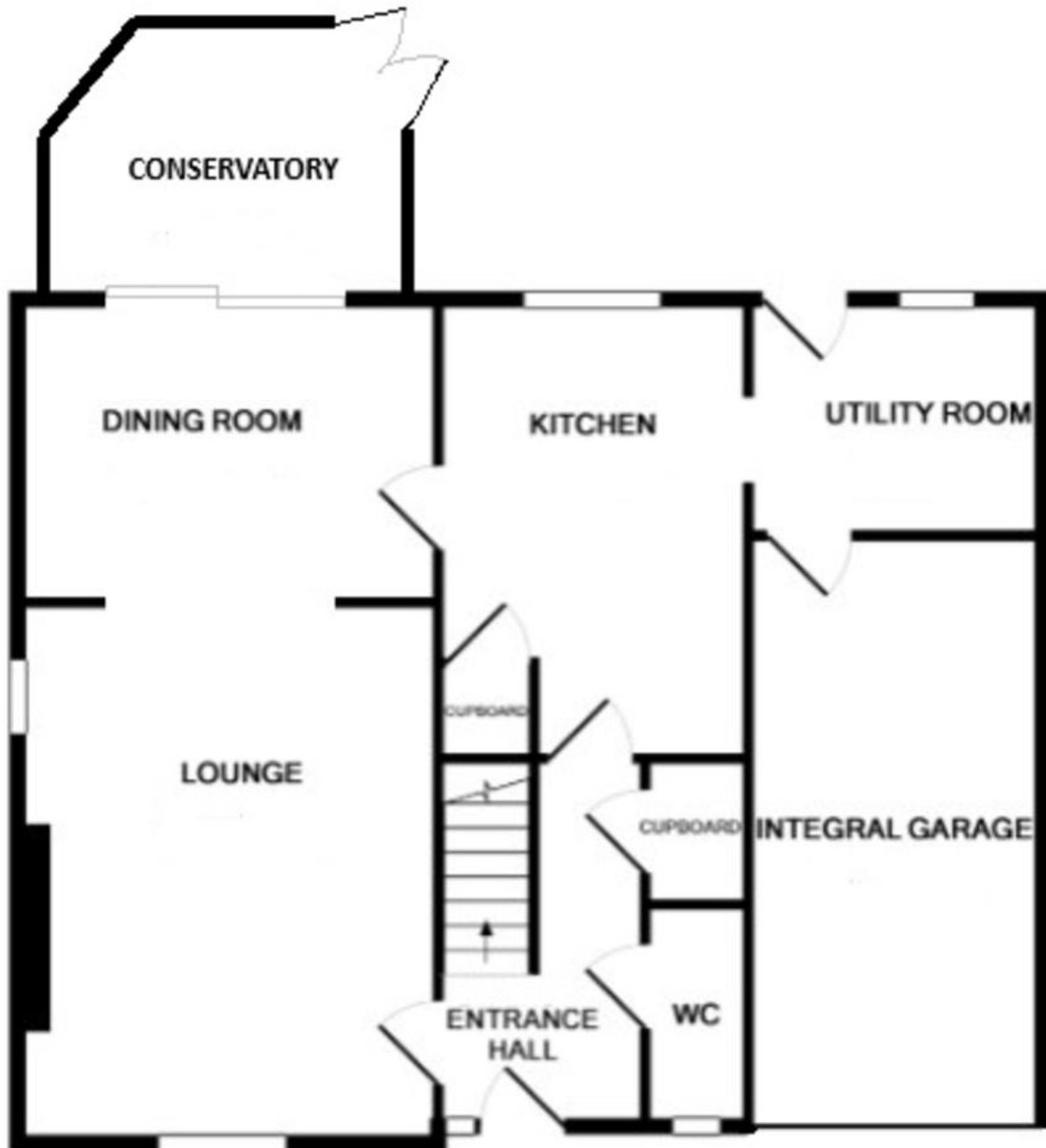
Council Tax Band

Band E

Directions

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 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)



29-30 Market Place
North Walsham
Norfolk
NR28 9BS

www.acornprop.co.uk
team@acornprop.co.uk
01692 402019

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.