



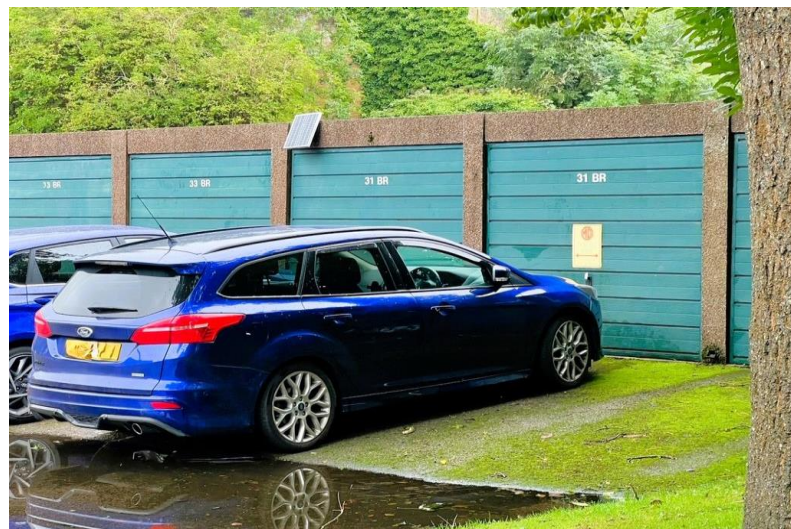
31 Barton Road

Badersfield, Scottow, NR10 5JR

- Three Bedroom Semi-Detached Home
- Secluded Position with Private Garden
- Two Garages, Modern Kitchen & Bathroom
- Garden Room, Ground Floor Cloakroom

£285,000

EPC Rating 'TBC'





Property Description

DESCRIPTION

Set in the highly sought after location of Badersfield is this well appointed Semi-detached three bedroom family home with modern kitchen and bathroom, utility and garden room, ground floor cloakroom, double glazing, gas central heating, two garages and enclosed rear garden.

LOCATION

Formerly the home to the Royal Air Force, following the closure of the station in 2006 the actual site passed to the Ministry of Justice and separately the former family quarters became the new community of Badersfield. Popular with families due to its great community spirit, park areas that are brilliant for children and field surroundings ideal for those who enjoy walking. There is a convenience store within walking distance, church and short stay school. Badersfield is conveniently situated just four miles from the Market Town of North Walsham, with the Norfolk Broads, the North east Norfolk coastline and the city of Norwich all easily accessible.



HALLWAY

With composite front door, radiator, staircase rising to the first floor, Upvc double glazed window to front.

CLOAKROOM

With close coupled dual flush wc with integrated wash and basin and mixer tap, under stairs storage.

LOUNGE

13' 7" x 12' 11" (4.14m x 3.94m) With Upvc double glaze window to rear, picture rail, gas fire with marble surround and hearth.



KITCHEN/DINER

19' 11" x 8' 11" (6.07m x 2.72m) Fitted with a modern range of base and wall mounted high gloss fronted units comprising cupboards and drawers, high gloss work surface with inset stainless steel single drainer sink and mixer tap, plumbing and space for domestic appliances, built-in eye level 'Bosch' electric oven and four ring electric hob with cooker hood above, radiator, Upvc double glazed window to front and matching door to side, doorway opening into Garden Room.



GARDEN ROOM

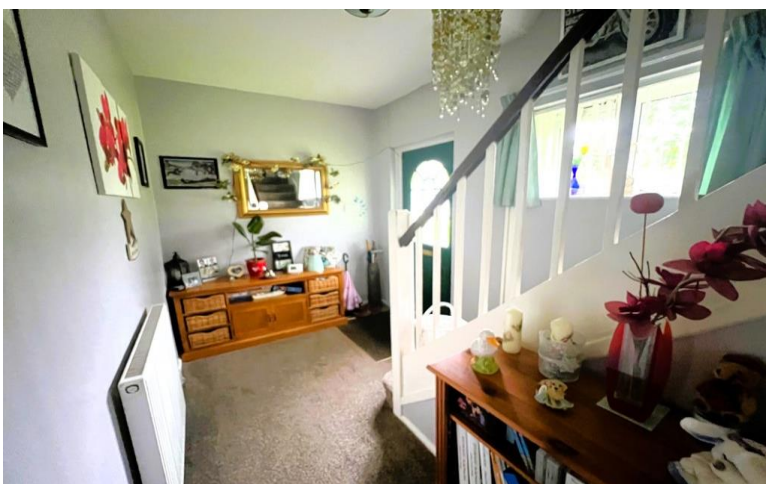
9' x 9' (2.74m x 2.74m) Having Upvc double glazed windows on a brick base under an insulated roof with ceramic tiled floor, radiator, french doors to the rear garden.

UTILITY ROOM

With half glazed door to the rear, Upvc door to front, roll edge work surface with appliance space and cupboards under.

FIRST FLOOR LANDING

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



BATHROOM

Having tiled walls and double aspect with Upvc double glazed windows to front and side, fitted with a modern white suite comprising of a close coupled dual flush wc, vanity unit with inset wash hand basin and cupboard storage under, glazed shower enclosure with thermostatic shower fitted, inset spotlighting, extractor fan, radiator, shaver point and heated towel rail.



BEDROOM ONE

13' 7" x 11' 4" (4.14m x 3.45m) With Upvc double glazed window to rear, radiator, built-in wardrobe cupboard with hanging space and shelving, further cupboard above.

BEDROOM TWO

11' 5" x 9' (3.48m x 2.74m) With Upvc double glazed window to rear, radiator, built-in wardrobe cupboard with hanging space and shelving.

BEDROOM THREE

10' 4" x 8' 4" (3.15m x 2.54m) With Upvc double glazed window to front, radiator, built-in wardrobe cupboard with hanging space and shelving.



FRONT GARDEN

Laid mainly to lawn with path to front door and access to Utility. Two single garages measuring 16' 11" x 8' 9" can be found almost opposite with up and over doors and driveway parking to the front.

REAR GARDEN

Being enclosed by fencing and hedging, laid to lawn with raised fruit beds, lean to half glazed loggia with polycarbonate roof.



AGENTS NOTE

A service charge is payable for maintenance of the development £768.20 for 2024





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 B

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



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.

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