

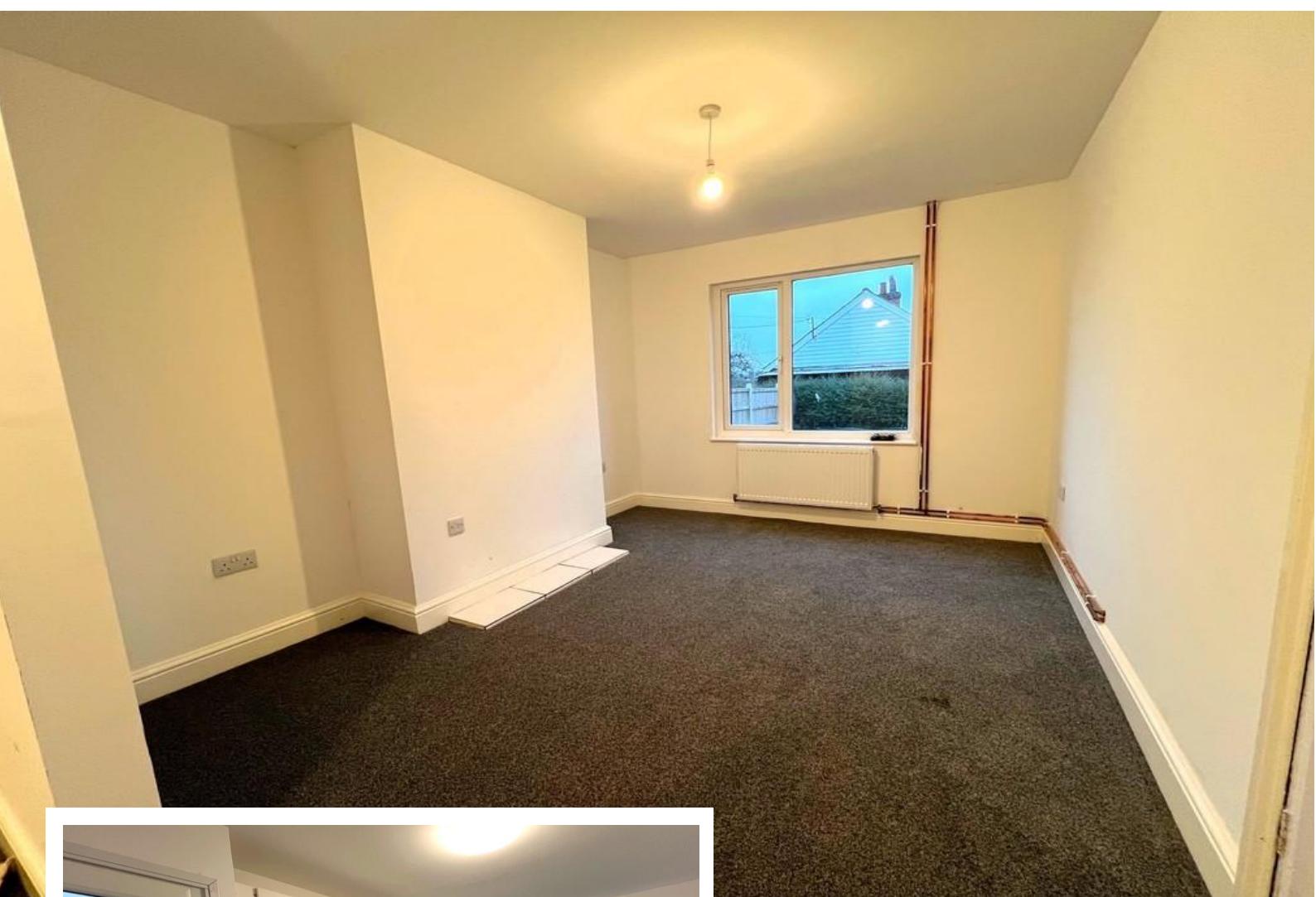


Happisburgh Road

White Horse Common, North Walsham, NR28 9LN

- A Newly Refurbished Three Bedroom Detached Bungalow **£250,000**
- Set in a charming rural Hamlet just outside North Walsham
- Generous Gardens and ample parking
- No onward chain **EPC Rating '2'**





Property Description

DESCRIPTION

Set in a generous plot is this charming, newly refurbished detached bungalow with three bedrooms, being of non standard construction. The property has undergone extensive renovation which includes, central heating, double glazing, re-wiring, new kitchen and bathroom, redecorated and re-carpeted throughout. Viewings are essential to appreciate the location and accommodation available.

LOCATION

White Horse Common is a rural hamlet located in an attractive area of countryside just a mile from the market town of North Walsham. North Walsham offers a range of shopping facilities, all levels of schools including sixth form college, doctors' surgeries, restaurants and leisure facilities. The town also has a railway station providing services on the



Norwich to Sheringham line.

Many pleasant walks are available close by including those at Bacton Woods which are just over a mile away. The sandy beaches of the North East Norfolk coast are about five miles from White Horse Common, the Norfolk Broads are about twelve miles to the south and the city of Norwich is approximately 20 miles distant.

HALLWAY

With Upvc double glazed front door, hatch to loft space.



LOUNGE

15' 7" x 10' 1" (4.75m x 3.07m) With Upvc double glazed window to side, radiator, door to rear lobby.

REAR LOBBY

With built-in storage cupboard.



KITCHEN

12' 1" x 8' 7" (3.68m x 2.62m) Fitted with a modern range of base and wall mounted units comprising cupboards and drawers, roll edge work surface with inset stainless steel single drainer sink and mixer tap, plumbing and space for domestic appliance, built-in electric oven and four ring hob, Upvc double glazed door to the garden, wall mounted LPG fired central heating boiler, tiled splash backs, radiator, further under counter appliance space.



SUN ROOM

12' 1" x 5' (3.68m x 1.52m) With polycarbonate roof, Upvc double glazed door and window to rear garden, recessed shelved storage cupboard, radiator.

BEDROOM ONE

9' 3" x 10' 1" (2.82m x 3.07m) With Upvc double glazed window to front, radiator.

BEDROOM TWO

10' 1" x 12' 1" (3.07m x 3.68m) With Upvc double glazed window to front, radiator.



BEDROOM THREE

10' x 9' 1" (3.05m x 2.77m) With Upvc double glazed window to rear, radiator.

BATHROOM

6' 6" x 7' 5" (1.98m x 2.26m) Fitted with a three piece suite comprising paneled bath with mixer taps, vanity unit with concealed cistern dual flush wc and wash hand basin, extractor fan, chrome heated towel radiator, opaque Upvc double glazed window to rear, and wall board splash backs.



OUTSIDE

The property is enclosed by mixed hedging and the grounds are mainly laid to lawn with hard standing area affording ample off road parking.

Viewings

By arrangement with the agents, Acorn Properties

01692 402019

Services

Mains Water, Electricity.

Tenure

Freehold

Possession

Vacant possession on completion

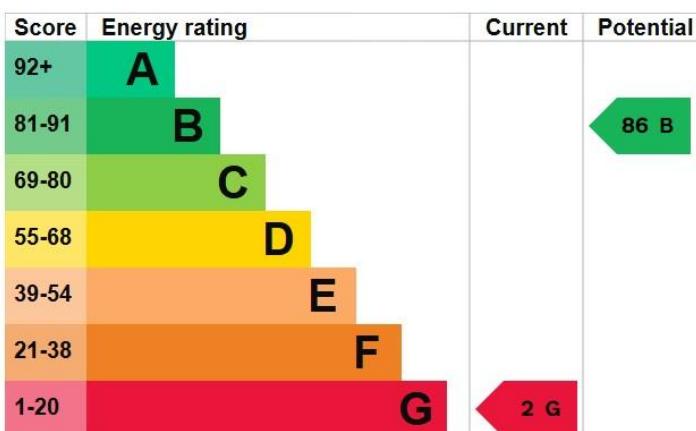
Council Tax Band

Band C

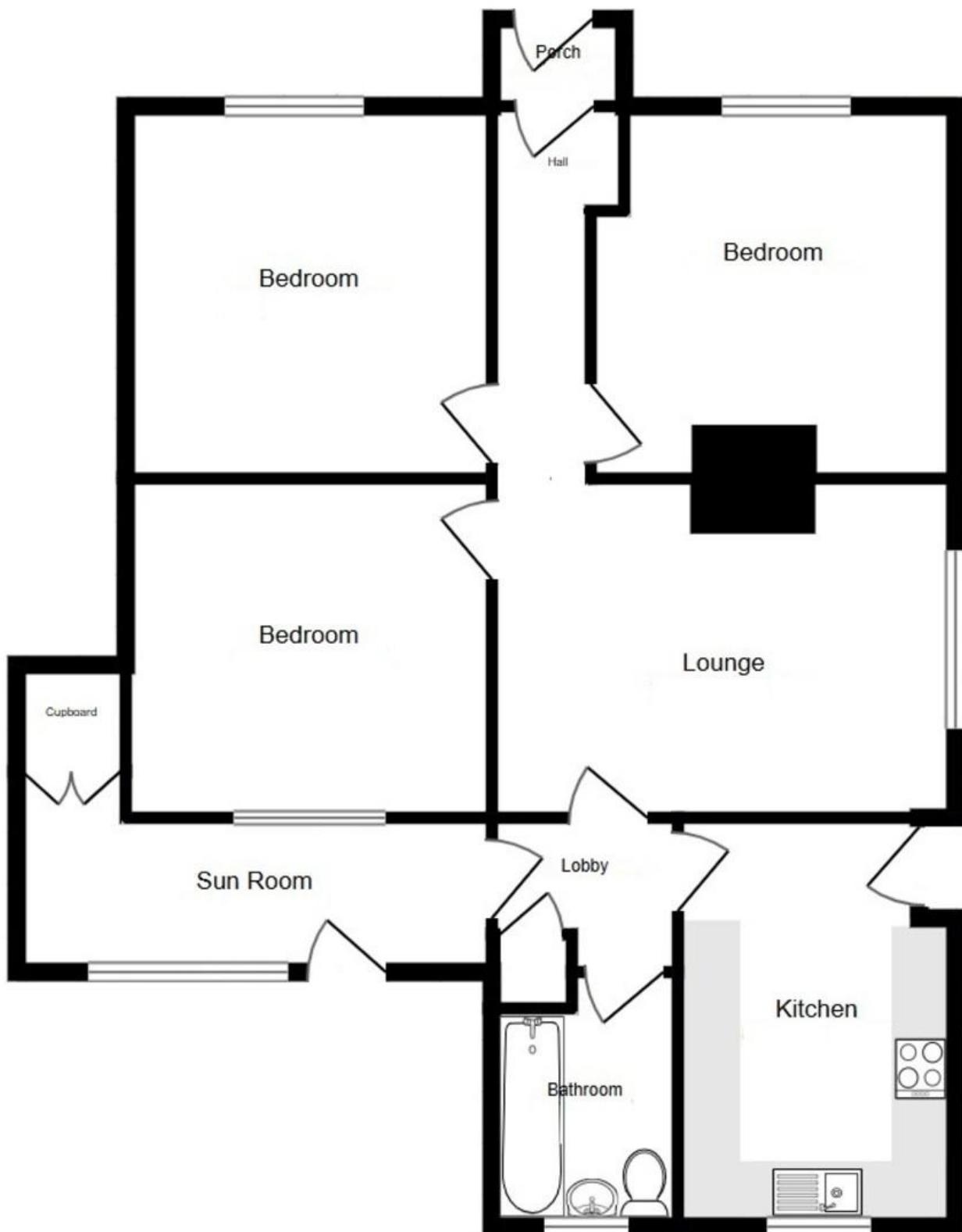


REFERRALS

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, 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



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.