



**Fairfields, North Walsham Road,  
Paston, Norfolk, NR28 9SL**

- Spacious Detached Bungalow
- In Semi Rural Position a Mile from Town
- 3 Double Bedrooms, 2 Reception Rooms
- Delightful Gardens with Open Views

**£450,000**

EPC Rating 'D 62'







## Property Description

A spacious detached bungalow situated within a semi-rural position just a mile from North Walsham, the property has been significantly improved by the current Vendors and is well presented throughout.

The accommodation is arranged to provide three double bedrooms, two reception rooms connected by an archway, a fitted kitchen, bathroom with white suite and a spacious entrance hallway and lobby.

Further benefits include oil fired central heating to radiators, uPvc sealed unit double glazing throughout, a wood burner in the lounge and fitted wardrobes in the primary bedroom.

Occupying a generous plot extending to a quarter of an acre (subject to measured survey), the property enjoys delightful south-facing gardens to the rear, with open views beyond. The driveway to the front provides plenty of off road parking space, accessed by electrically controlled gates. There is also a detached garage and a timber summer house.





## Location

The bungalow sits in a semi-rural position towards the edge of the North-Norfolk village of Paston, approximately a mile from North Walsham.

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 has a railway station providing regular train services on the Norwich to Sheringham line. The sandy beaches of the North East Norfolk coast are about three miles from the property, the Norfolk Broads are about twelve miles to the south and the city of Norwich is approximately 18 miles distant.

## Accommodation

UPvc sealed unit double glazed front entrance door opening to:

### Entrance Lobby

7' 11" x 3' 9" (2.41m x 1.14m)

UPvc sealed unit double glazed windows to front and side, electric radiator, door leading to:

### Hallway

UPvc sealed unit double glazed windows to front, radiator, coved and textured ceiling, doors to all three bedrooms and the bathroom, opening to:

### Lounge

15' 7" x 13' 5" (4.75m x 4.09m)

Open fireplace with inset wood burner, tiled floor, coved and textured ceiling, archway to:

### Dining Room

13' 3" x 9' 10" (4.04m x 3m)

UPvc sealed unit double glazed window to rear, tiled floor, radiator, coved and textured ceiling, archway leading to:

### Kitchen

12' 10" x 9' 10" (3.91m x 3m)

Fitted with a range of matching base cupboards, drawers and wall units, corner display shelves, roll top work surfaces with tiled splash backs, inset single drainer stainless steel sink unit with mixer tap, built-in oven and hob unit, integrated dishwasher, integrated fridge/freezer, tiled floor, radiator, uPvc sealed unit double glazed window and door to rear, coved and textured ceiling.





### Bedroom

13' 7" x 11' 2" (4.14m x 3.4m)

UPvc sealed unit double glazed window to rear, radiator, fitted wardrobes and storage cupboards, coved and textured ceiling.

### Bedroom

10' 10" x 9' 8" (3.3m x 2.95m)

UPvc sealed unit double glazed window to side, radiator, coved and textured ceiling, access to loft.

### Bedroom

10' 10" x 8' (3.3m x 2.44m)

UPvc sealed unit double glazed window to front, radiator, coved and textured ceiling.



### Bathroom

7' 9" x 6' 10" (2.36m x 2.08m)

Matching white suite comprising wash hand basin with storage cupboard under, WC with concealed cistern, panelled bath with shower mixer tap, fully tiled walls, heated towel radiator, extractor fan, uPvc sealed unit double glazed window to front, built-in airing cupboard housing hot water tank, coved and textured ceiling.

## Outside

The property occupies a generous plot, which extends to a quarter of an acre (subject to measured survey).

The front is approached via electrically operated double gates, which lead on to the block-paved and gravelled driveway, providing off road parking space for several vehicles. This is screened behind panelled fencing and a mature border containing a variety of established trees and shrubs.

The detached single garage is slightly wider than normal, measuring 18' 7" x 14' 4" (5.66m x 4.37m) with up and over door to the front, light/power connected, window to rear and door to rear leading to the garden.

The sunny, south-facing rear garden is a particular feature of the property and is split into two main areas, separated by picket fencing.

The first comprises a large paved and gravelled patio area, with provision for outside dining/relaxing, and a timber summer house. From here, there is access to the utility/boiler room which houses the oil fired central heating boiler and has space/plumbing for an automatic washing machine.

The remaining garden is over 100' long at the furthest point, and has been laid to lawn, with deep well stocked flower and shrub borders. From the bottom of the garden there are views to the south across neighbouring paddocks, farmland and woodland beyond.







## General Information

### Viewings

By arrangement with the agents, Acorn Properties

**01692 402019**

### Services

Mains electricity and water connected. Oil fired central heating. Drainage to septic tank.

### Tenure

Freehold

### Possession

Vacant possession on completion

### Council Tax Band

Band C

### Directions

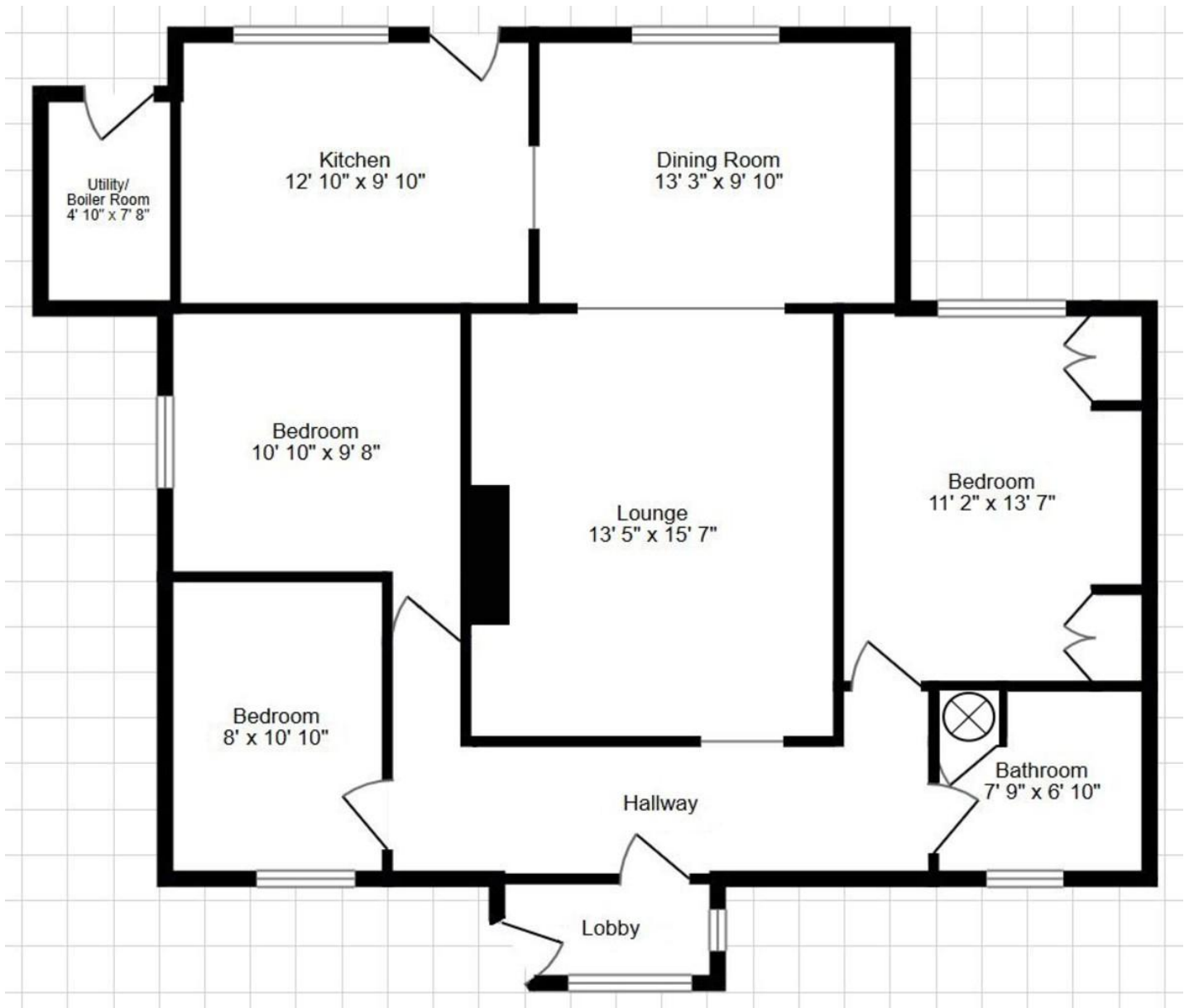
From North Walsham head out on the Bacton Road. The property can be found on the right hand side after approximately 1 mile (before the Mill Road turning).



### EPC Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	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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