



**8 Birds Road,**

North Walsham, NR28 0WE

- Modern Semi-Detached House
- Three Bedroom Accommodation
- Enclosed Garden Adjoining Playing Field
- Brick Garage & Driveway

**£250,000**

EPC Rating 'TBC'





## Property Description

A modern semi-detached house with a pleasant enclosed rear garden backing on to the Millfield School playing fields.

The accommodation is arranged to provide three bedrooms and a re-fitted bathroom on the first floor, and the ground floor comprises an entrance hall, a re-fitted cloakroom and a lounge with double doors to a fitted kitchen/dining room.

The property, which was built in 2000 by Persimmon Homes, benefits from efficient electric heating via infrared ceiling panels, a gas fired hot water system, uPvc sealed unit double glazing, a built in hob and oven in the kitchen/dining room.

There is a detached brick garage, and a driveway to the side of the house, together with a brick-weave area to the front, which provides off road parking space for several cars.



## Location

North Walsham is a thriving North Norfolk market town offering a range of shopping facilities including a large Sainsbury's store, a 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.



## Accommodation

Panelled front entrance door opening to:

### ENTRANCE HALL

Staircase to first floor, uPvc sealed unit double glazed window to side, doors to lounge and cloakroom, coved and textured ceiling.

### CLOAKROOM

Re-fitted with white suite comprising close coupled WC, wash hand basin with mixer tap and cupboard under, mermaid boarding to lower walls, uPvc sealed unit double glazed window to front, coved and textured ceiling.



### LOUNGE

13'9 x 11'4 (4.18m x 3.44m) plus under stair recess. UPvc sealed unit double glazed window to front, panel glazed double doors to the kitchen/dining room, dado rails, electric infrared heating panel fixed to coved and textured ceiling.

### KITCHEN/DINING ROOM

14'9 x 9'5 (4.49m x 2.88m). Range of fitted panelled wood-effect fronted base units, matching wall cupboards and tall larder unit, roll top work surfaces with tiled splash backs, built in electric oven, 4 ring electric hob unit, inset single drainer stainless steel sink unit with mixer tap, space and plumbing for automatic washing machine and dishwasher, uPvc sealed unit double glazed window to rear and double doors to the rear garden, wall mounted gas fired boiler (currently used for hot water only), electric infrared heating panel fixed to coved and textured ceiling.



### FIRST FLOOR LANDING

UPvc sealed unit double glazed window to side, doors to all rooms, built in airing cupboard, coved and textured ceiling.



### **BEDROOM 1**

11'7 x 8'5 (3.53m x 2.57m) plus built in wardrobe. UPvc sealed unit double glazed window to front, coved and textured ceiling.

### **BEDROOM 2**

9'7 x 8'1 (2.92m x 2.46m) plus built in wardrobe. UPvc sealed unit double glazed window to rear, radiator, coved and textured ceiling.

### **BEDROOM 3**

11'3 max, 8'5 min x 6'10 max, 6' min (3.42m max, 2.56m min x 2.09m max, 1.83m min). UPvc sealed unit double glazed window to front, radiator, built-in cupboard, coved and textured ceiling.



### **BATHROOM**

Re-fitted with white suite comprising panelled shower-bath with fitted screen and mermaid board surround, close coupled WC, wash hand basin with mixer tap and storage under, uPvc sealed unit double glazed window to rear, heated towel rail, coved and textured ceiling.

## **Outside**

A brick weave area at the front of the property together with a tarmac driveway to the side provide parking space for several cars and access to the BRICK SINGLE GARAGE with concrete base, roller door, personal side door and pitched roof.

A side gate leads through to the enclosed rear garden, which is predominantly laid to lawn with panelled fencing to both sides a small selection of shrubs and an established hedgerow to the rear. The west-facing rear garden backs on to the Millfield School playing fields.



### **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 Surveyors.*





## General Information

### Viewings

By arrangement with the agents, Acorn Properties

### Services

Mains gas, electricity, water and drainage connected

### Tenure

Freehold

### Possession

Vacant possession on completion

### Council Tax Band

Band C

### Directions

From the top of the Market Place turn right into Yarmouth Road and right at the mini roundabout into Grammar School Road. Turn left at the next mini roundabout into Norwich Road and continue ahead at the traffic light junction.

Take the second right hand turning into Millfield Road and turn left into Recreation Road. Go straight ahead at the mini roundabout and turn left into Angel Drive. Continue into Birds Road and the property can be found on the right-hand side.



## Floor Plan

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



## EPC Graph

*Awaiting EPC Graph*

29-30 Market Place  
North Walsham  
Norfolk  
NR28 9BS

[www.acornprop.co.uk](http://www.acornprop.co.uk)  
[team@acornprop.co.uk](mailto: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.