



5 Pickford Close

North Walsham, NR28 0UH

- Cul de Sac Location
- Private enclosed landscaped Garden
- Full width conservatory
- Garage and additional parking

Guide Price £290,000

EPC Rating '52'





Property Description

Located in a modern residential development positioned towards the outskirts of North Walsham is this well appointed detached home offering it's occupants modern well presented accommodation over two floors to include three bedrooms, family bathroom, two reception rooms, cloakroom, kitchen with appliances, conservatory, garage and gardens to front and rear, along with gas fired central heating and UPVC double glazing this property needs to be viewed to be appreciated.

LOCATION

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

Accessed via a UPVC double glazed front door with laminate flooring, radiator, wall mounted consumer unit, staircase rising to the first floor.

CLOAKROOM

With suite comprising low level wc, wash hand basin with tiled splash backs, laminate flooring, opaque UPVC double glazed window, radiator.



LOUNGE

15' 7" x 13' 11" (4.75m x 4.24m) With UPVC double glazed window to front, feature wooden fire surround with insert and hearth, radiator, laminate flooring, double glazed patio doors leading to the conservatory.

DINING ROOM

9' 7" x 6' 7" (2.92m x 2.01m) With UPVC double glazed window to front, radiator, laminate flooring, archway to the kitchen.

KITCHEN

9' 7" x 8' 1" (2.92m x 2.46m) Fitted with a comprehensive 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, tiled splash backs, integrated dishwasher, fridge and freezer, larder storage cupboards, space and point for electric cooker with cooker hood above, wall mounted UPVC double glazed window and matching door affording access to the conservatory.



CONSERVATORY

22' 2" x 7' 6" (6.76m x 2.29m) Having UPVC double glazed windows on a brick base with polycarbonate roof ceiling fans, French doors to outside and double glazed patio doors to the lounge.

FIRST FLOOR LANDING

With access to all rooms, UPVC double glazed window to rear.

BEDROOM ONE

12' 5" x 10' 3" (3.78m x 3.12m) With UPVC double glazed window to front, radiator, range of sliding doored wardrobes to one wall, recess with high level cupboard.

BEDROOM THREE

7' 9" x 6' 5" (2.36m x 1.96m) With UPVC double glazed window to rear, radiator.





BEDROOM TWO

10' 3" x 9' 6" (3.12m x 2.9m) With built-in wardrobe to recess, further built-in airing cupboard with hot water tank and shelving, radiator, UPVC double glazed window to front.

BATHROOM

6' 6" x 6' 4" (1.98m x 1.93m) Fitted with a matching three piece suite comprising of a panelled bath with electric shower and glazed screen over, low level wc, pedestal wash hand basin, towel radiator, built-in storage cupboard, UPVC double glazed window to rear, tiled splash backs, shaver point, extractor fan.



FRONT GARDEN

Laid to lawn with mature shrubs, gated side access to both sides, tarmac driveway and additional parking area leading to a single, brick and tile built, garage with up and over door to front, power and light.

REAR GARDEN

Enclosed by fencing having been landscaped with specimen shrubs, trees and plants, paved secluded patios and paths, timber garden shed, outside tap and gated side access.

REFFERALS

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 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.

Acorn Properties may also refer our clients to one of our two local mortgage advisors.

For each successful 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. Again there is no obligation for our clients to use our recommended mortgage services.

Please feel free to ask us if you would like any further information regarding our recommended solicitors or mortgage advisors, and the arrangements we have with each.





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

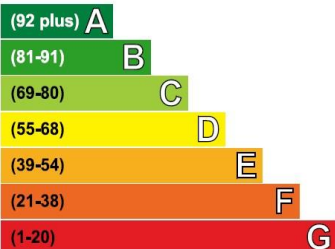
Band

Directions

From the top of the Market Place turn left into New Road. Turn left into Pound Road and proceed over the crossroads into Marshgate. Continue into Bluebell Road and at the 'T' junction with Bacton Road turn left. Turn first right into Acorn Road and second right into Pickford Close, the property can be found on the Left.

Energy Efficiency Rating

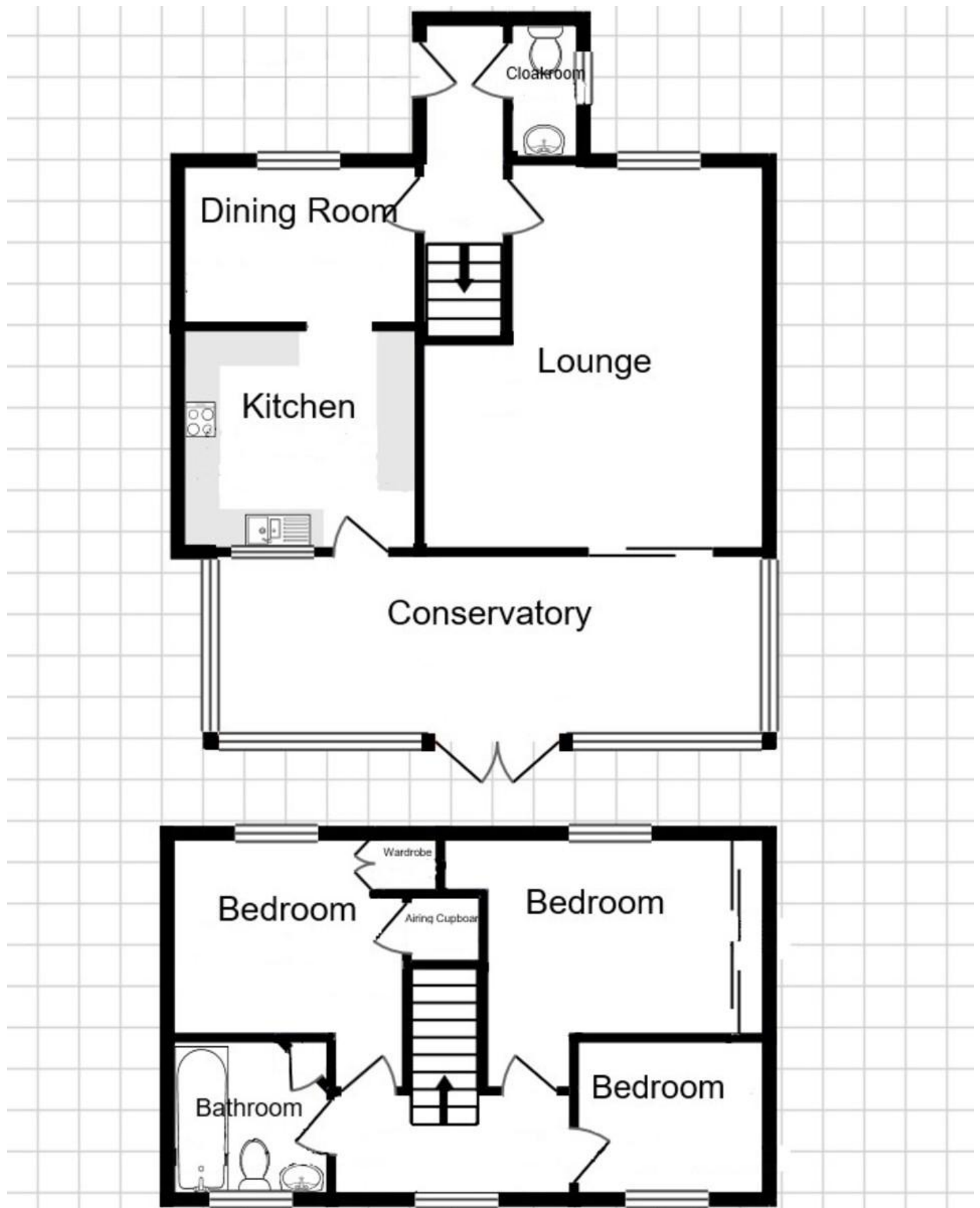
Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
	81

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



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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.