



27 Happsburgh Road
North Walsham, NR28 9HB

- Four Bedrooms
- Three Receptions
- Character Features
- No onward chain

£425,000

EPC Rating '45'



27 Happisburgh Road, North Walsham, Norfolk, NR28 9HB



Property Description

DESCRIPTION

Set in one of North Walsham most sought after roads is this generously proportioned detached Victorian family home. The property boasts four bedrooms and a study/nursery to the first floor served by a family bathroom with modern four piece suite, three generous reception rooms with the largest having an oak parquet floor and french doors onto the enclosed, paved and lawned rear garden, with a fitted kitchen and generous utility room in addition to a ground floor wet room the accommodation is not only generous by versatile. Outside the property enjoys ampersand's off road parking and a generous detached garage with power light and an inspection pit, storm porch and front garden allowing more parking. Along with gas fired central heating and Upvc double glazing this property has to be viewed to be appreciated especially with it's proximity to schools catering for all ages and the memorial park.



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 PORCH

With Upvc double glazed front door and matching windows to either side, wooden door with stained glass affording access to the hallway

HALLWAY

With balustraded staircase rising to first floor, under stairs storage cupboard, oak parquet flooring, cupboard housing electric meters, two radiators, access to all rooms.

RECEPTION ROOM

12' 1" x 12' 1" (3.68m x 3.68m) With Upvc double glazed window to front, picture rail, feature fireplace with payment tiled hearth and fitted wood burner, radiator.

DINING ROOM

12' 1" x 12' 1" (3.68m x 3.68m) With stripped polished wood floor, feature cast iron fireplace, Upvc double glazed window to front, picture rail, radiator, wall light points.

SHOWER ROOM

6' 10" x 6' 1" (2.08m x 1.85m) Having a wet room style shower and thermostatic shower head, low level wc, pedestal wash hand basin, chrome heated towel radiator, opaque Upvc double glazed window, extractor fan.

KITCHEN/BREAKFAST ROOM

10' 3" x 13' 11" (3.12m x 4.24m) Fitted with a comprehensive range of base and wall mounted units comprising cupboards and drawers, roll edge work surface with inset double bowl sink and mixer tap, space for cooker, further space for appliances, ceramic tiled floor, Upvc double glazed window, glazed door to living room, heated towel radiator.

LIVING ROOM

24' x 13' 9" (7.32m x 4.19m) Having a triple aspect with Upvc double glazed windows to either side and rear, matching french doors leading to the garden, radiators, inset spot lighting, oak parquet floor.

UTILITY ROOM

9' 11" x 6' 10" (3.02m x 2.08m) Fitted with a range of base and wall mounted units cupboards and drawer, larder storage cupboard, plumbing and space for washing machine, further space for slimline dishwasher and tumble dryer, ceramic tiled floor and splash backs, Upvc double glazed door to outside.





FIRST FLOOR LANDING

Access to all rooms, hatch to loft space, built in airing cupboard with hot water tank.

BEDROOM TWO

12' 1" x 12' 1" (3.68m x 3.68m) With Upvc double glazed window to front, built-in wardrobe cupboard to chimney recess, radiator, dado and picture rails.

STUDY

6' 2" x 5' 8" (1.88m x 1.73m) With opaque Upvc double glazed window, could easily provide an en suite to bedroom should it be required.

BEDROOM THREE

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

BEDROOM FOUR

8' 1" x 6' 1" (2.46m x 1.85m) With Upvc double glazed window to side, radiator.

BEDROOM ONE

13' 1" x 10' 3" (3.99m x 3.12m) With exposed beams, spot lighting, dado rail, radiator, Upvc double glazed tilt and turn window to rear.

BATHROOM

10' 4" x 8' 1" (3.15m x 2.46m) With Upvc double glazed opaque window to rear, fitted with a four piece suite comprising glazed shower enclosure, panelled bath, pedestal wash hand basin and floating concealed cistern wc, door to rear of airing cupboard with central heating boiler, heated towel radiator, extractor fan.

GARAGE

21' 6" x 12' 7" (6.55m x 3.84m) With up and over door to front, power and light, inspection pit, Upvc double glazed windows to side and rear, further personal door to side.

REAR GARDEN

Being enclosed by fencing, mainly laid to lawn with paved patio and shrub borders.

FRONT GARDEN

With established shrubs, shingled parking areas leading to paved driveway which intern leads to the garage.

These particulars are based on the instructions of the vendor(s). Unless otherwise stated, services, fittings and equipment are untested and no warranties can be given. Buyer(s) must satisfy themselves regarding such matters. References to the Tenure of the property are based on information supplied by the vendor(s). The agent may not have had sight of the title documents. Buyers should obtain verification from their solicitor.





Viewings

By arrangement with the agents, Acorn Properties

01692 402019

Services

Mains electricity, gas, water and drainage

Tenure

Freehold

Possession

Vacant possession on completion

Council Tax Band

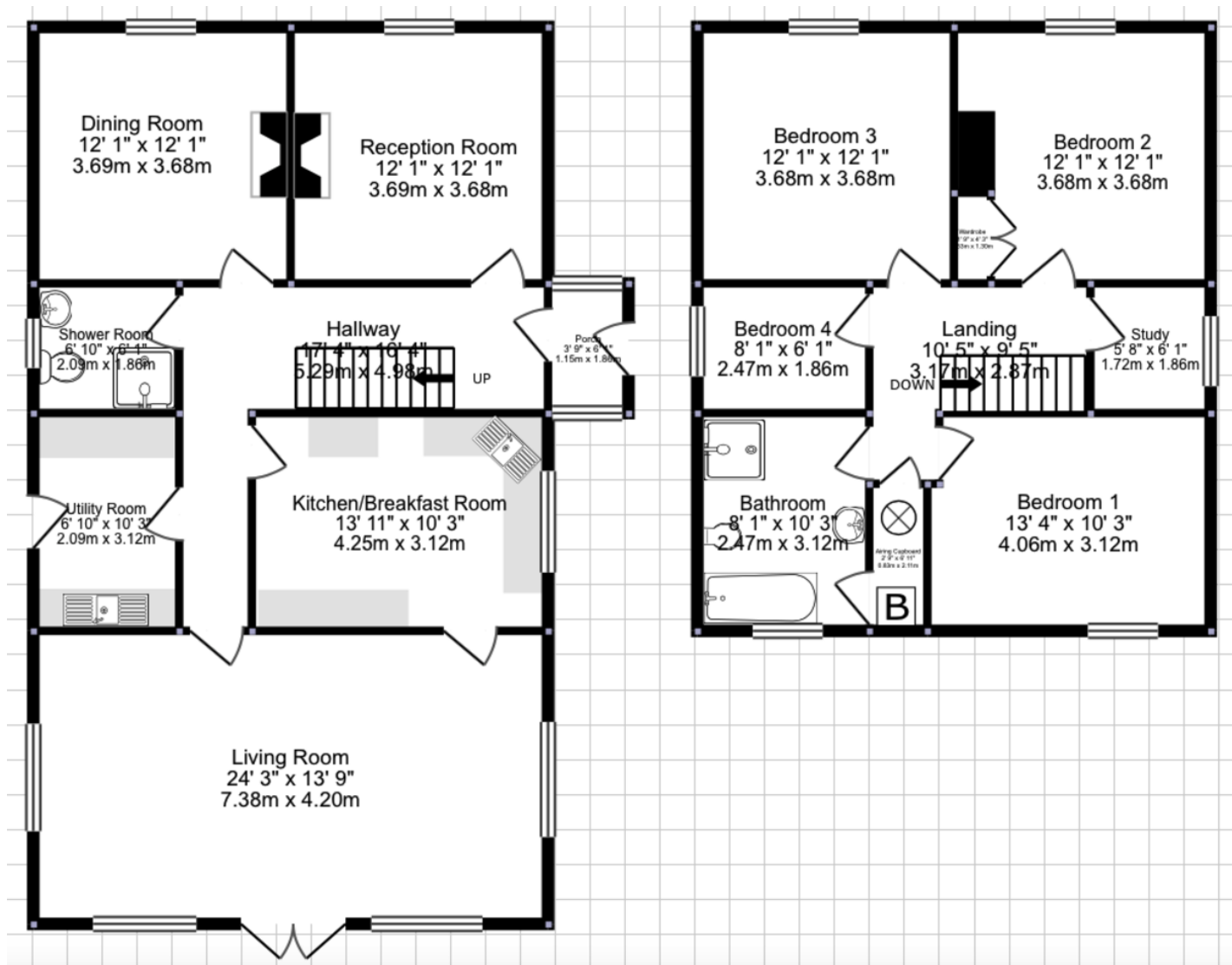
Band D

Directions

Leaving the town centre along New Road, passing the fire station on your right the road then turns right and becomes Happsburgh Road, the property can be found just past the Memorial Park and School on your left.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

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



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 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 advisers. 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 adviser. 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 advisers, and the arrangements we have with each.

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.