

Arnolds | Keys



65 Acorn Road, North Walsham, NR28 0UA

Offers Over £350,000

- CUL-DE-SAC LOCATION
- MODERN AND BRIGHT ACCOMMODATION
- MAIN BEDROOM WITH ENSUITE
- GARAGE
- CLOSE TO THE MARKET TOWN
- GENEROUS OFF ROAD PARKING
- SOUTH WEST FACING REAR GARDEN
- BAY FRONTED LIVING ROOM

65 Acorn Road, North Walsham NR28 0UA

Located within a quiet cul-de-sac and close to the popular market town of North Walsham, this beautifully presented, bay fronted home offers bright and modern accommodation. The property boasts ample off road parking with a garage and a delightful rear garden, making it the perfect family home.



Council Tax Band: D



DESCRIPTION

This beautifully presented four bedroom detached home offers modern and bright accommodation. The property comprises a spacious kitchen diner with island unit; perfect for families or entertaining with two sets of doors leading out into the rear garden, a bay fronted living room with field views, ground floor cloakroom, family bathroom and four bedrooms; one with an en suite, to the first floor. The shingle driveway to the front of the home offers generous off road parking with access to the single garage. The rear garden is well maintained and ideally low maintenance, with a large shed that has been altered with power and lighting as it was previously used as a home office, and a sheltered veranda patio area.

LOCATION

The property is located close to the market place of North Walsham, which offers a host of local amenities including a range of supermarkets, shops and places to eat, doctors and dental surgeries and an opticians. The town also offers buses and a train station with routes to the coast and into the City of Norwich. Acorn Road is located close to some beautiful countryside walks including Pigneys Wood, Bacton Woods and the popular Paston Way.

ENTRANCE HALL

Composite door to front entrance, laminate flooring, radiator, stairs to first floor;

CLOAKROOM

Double glazed window with obscured glass to side aspect, vanity unit with inset wash hand basin, tiled flooring, radiator.

LIVING ROOM

Double glazed bay window to front aspect, fire place with porcelain tiled hearth and wooden mantle over currently housing gas fired log effect stove, carpet flooring, radiator.

KITCHEN/DINER

Double glazed window to side aspect, uPVC French doors to rear and patio door to rear, wood effect porcelain tile flooring, fitted with a range of wall and base units with quartz worktop inset one and a half stainless steel sink and drainer, integrated dishwasher, space for double Rangemaster oven with 5 ring gas hob and cooker hood over, island unit quartz worktop over with seating, space for fridge freezer and washing machine.

FIRST FLOOR LANDING

Double glazed window to side aspect, built in double storage cupboard with shelving units and radiator, carpet.

BEDROOM ONE

Double glazed window to front aspect, a double bedroom with fitted wardrobes and drawer units, carpet, radiator, door to en suite.

ENSUITE

Double glazed window with obscured glass to side aspect, fitted with a three piece suite comprising double shower with mains connected shower, vanity unit with WC and wash hand basin, extractor fan, LVT vinyl flooring, radiator.

BEDROOM THREE

Double glazed window to front aspect, fitted cabin bed, carpet, radiator.

BEDROOM TWO

Double glazed window to rear aspect, also a double bedroom with built in wardrobe, carpet, radiator.

BEDROOM FOUR

Double glazed window to rear aspect, radiator, carpet.

BATHROOM

Double glazed window with obscured glass to side aspect, fitted with a three piece suite comprising bath with mixer tap and mains shower, vanity unit with WC and wash hand basin, shaver charging point, extractor fan.

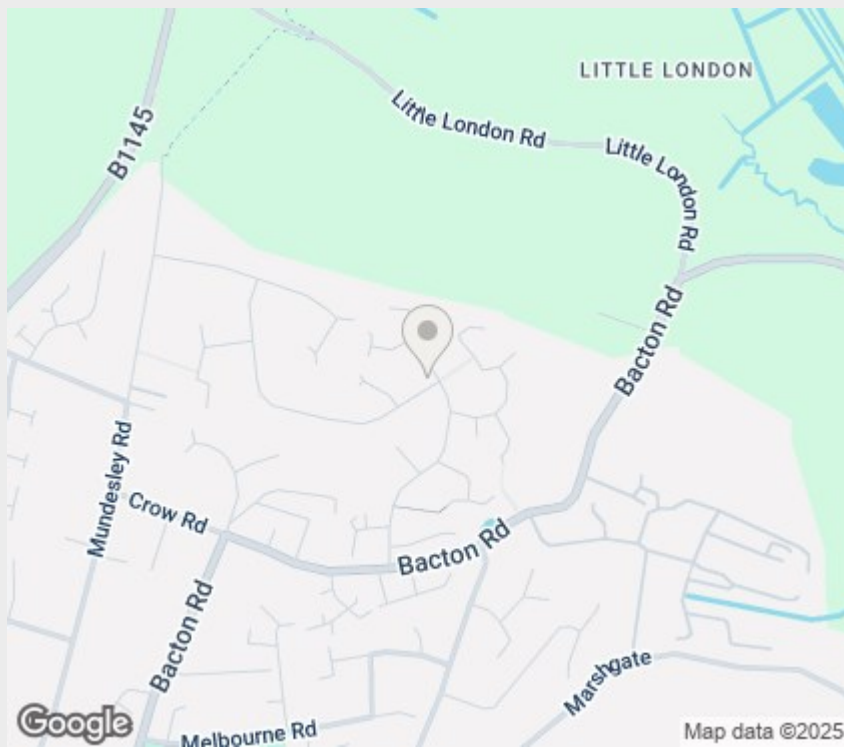
EXTERNAL

To the front the property is approached via a driveway which is partly laid to shingle partly brick weave. There is access here to the garage which has an up and over door, power and lighting. The front garden is laid to lawn and neatly bordered with a range of mature shrubs and flowers.

To the rear the garden is South West facing and beautifully maintained, with a range of mature shrubs and flowers and a large shed which has been adapted with power and lighting and previously used as a home office. There is also a sheltered veranda patio seating area with water feature.

AGENTS NOTES

This property is Freehold.
Mains drainage, electricity and water connected.
Mains gas central heating.
Council tax band: D



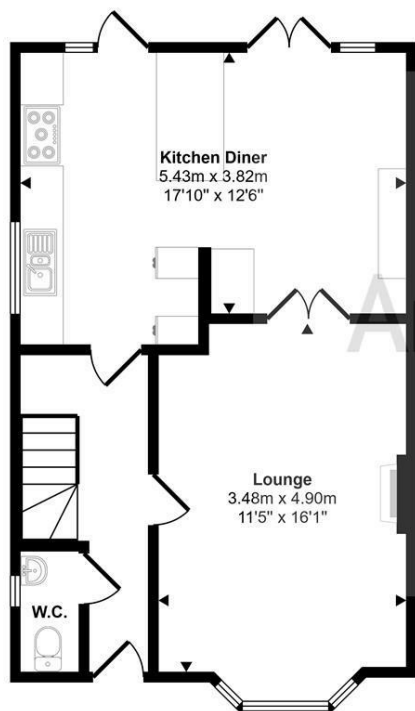
Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

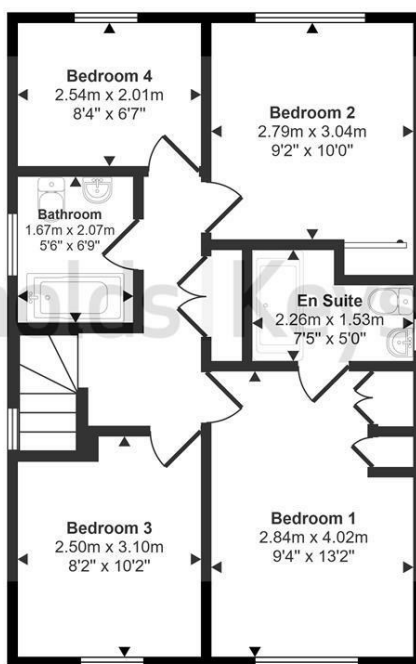
EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
	73	84

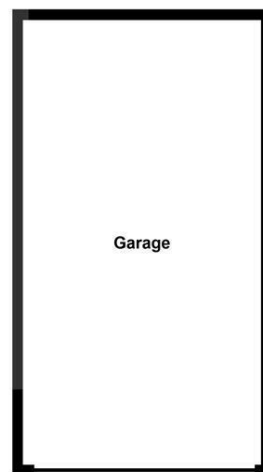
Approx Gross Internal Area
118 sq m / 1273 sq ft



Ground Floor
Approx 48 sq m / 522 sq ft



First Floor
Approx 49 sq m / 525 sq ft



Garage
Approx 21 sq m / 226 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

