



7 Oaklands Park, North Walsham, NR28 0AG

- Spacious Executive Detached House
- Highly Sought After Position
- Four/Five Bedrooms (One Ensuite)
- Double Garage, Generous Gardens

£495,000

EPC Rating 'D 68'





Property Description

A spacious modern executive-style detached house enjoying a corner plot extending to over a quarter of an acre (stms) within a sought after cul de sac position, walking distance from the Market Place.

The accommodation is arranged to provide a spacious entrance hall with cloakroom, 23'11 triple aspect lounge, two further reception rooms, kitchen/breakfast room, utility room and uPVC conservatory overlooking the delightful gardens. On the first floor there are four double bedrooms (one with Ensuite shower room) and a large family bathroom.

Further benefits include gas fired central heating from a condensing combination boiler, replacement uPvc windows and exterior doors, built-in wardrobes in each of the bedrooms and a number of built-in storage cupboards.

Off road parking for several vehicles is provided by the driveway and attached double garage. The attractive and well-maintained gardens to the side and rear of the house offer a high degree of privacy and contain a range of mature trees, flowers and shrubs.



Location

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 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

UPVC sealed unit double glazed front entrance door to:

ENTRANCE HALL

16'3 max x 8'10 (4.96m max x 2.71m). Staircase to first floor with storage cupboard under, further built-in cupboard, panelled doors to cloakroom, study/bedroom 5, kitchen/breakfast room, dining room and lounge, telephone point, radiator, coved and textured ceiling.

CLOAKROOM

Wall mounted wash hand basin, close coupled WC, radiator, extractor fan, fully tiled walls, tiled floor, coved and textured ceiling.

STUDY/BEDROOM 5

11'10 x 8'11 (3.64m x 2.73m). UPVC sealed unit double glazed window to front, radiator, door to fully tiled shower cubicle, fitted desk unit with shelving over, telephone point, coved and textured ceiling.

LOUNGE

23'11 x 11'8 (7.29m x 3.57m). Open fireplace housing wood burner with brick surround and tiled hearth, UPVC sealed unit double glazed windows to front and side, two radiators, TV aerial socket, wall light points, sliding patio doors to rear garden, coved and textured ceiling, double doors to:

DINING ROOM

12'10 x 10'7 (3.92m x 3.22m). Radiator, door to hall, coved and textured ceiling, patio doors to:

CONSERVATORY

10'5 x 8'1 (3.19m x 2.53m). UPVC sealed unit double glazed windows to side and rear, brick base, pitched polycarbonate roof, tiled floor, French doors to rear garden.





KITCHEN

13'11 x 11'8 (4.22m x 3.56m).

Fitted with a range of matching wood fronted base units and wall cupboards, roll top work surfaces, fully tiled walls, inset single drainer double bowl stainless steel sink unit with mixer tap, space and plumbing for automatic dishwasher, space for cooker, breakfast bar, UPVC sealed unit double glazed window to rear, coved and textured ceiling, door to:

UTILITY ROOM

8'5 x 6'2 (2.56m x 1.88m).

Single drainer stainless steel sink unit with storage cupboard under, space and plumbing for automatic washing machine, space for fridge/freezer, UPVC sealed unit double glazed window and door to rear, radiator, built-in storage cupboard, coved and textured ceiling, door to double garage.

FIRST FLOOR LANDING

UPVC sealed unit double glazed window to front, radiator, panelled doors to bedrooms and family bathroom, built-in airing cupboard housing hot water tank, access to loft space with fitted loft ladder, coved and textured ceiling.



BEDROOM 1

11'9 x 11'9 (3.59m x 3.56m).

UPVC sealed unit double glazed window to rear, radiator, built-in wardrobes with storage cupboards over, additional fitted wardrobes, telephone point, coved and textured ceiling, panelled door to:



ENSUITE

Matching white suite comprising pedestal hand basin, close coupled WC and shower cubicle, fully tiled walls, radiator, shaver point, UPVC sealed unit double glazed windows to front, coved and textured ceiling.

BEDROOM 2

11'9 x 11'9 (3.58m x 3.58m).

UPVC sealed unit double glazed window to rear, radiator, built-in wardrobe with storage cupboards over, TV aerial socket, vanity unit with wash hand basin, cupboard under and tiled splashbacks, coved and textured ceiling.



BEDROOM 3

11'9 x 9'2 (3.58m x 2.80m) plus door recess.

UPVC sealed unit double glazed window to front, radiator, built-in wardrobe, coved and textured ceiling.

BEDROOM 4

10'1 x 8'6 (3.08m x 2.57m).

UPVC sealed unit double glazed window to rear, radiator, built-in wardrobe with storage cupboards over, coved and textured ceiling.



FAMILY BATHROOM

10'8 x 7'8 (3.26m x 2.35m). Matching champagne coloured suite comprising pedestal hand basin, panelled bath, close coupled WC and shower cubicle, fully tiled walls, radiator, UPVC sealed unit double glazed windows to front, wall mounted fan heater, tiled floor, light with shaver point, coved and textured ceiling.

Outside

The property occupies a generous corner plot extending to a quarter of an acre (subject to measured survey), approached by a private drive, with gardens to the front, side and rear.



A large driveway to the front provides off road parking space for several vehicles and access to the ATTACHED DOUBLE GARAGE which measures 18'4 x 15'5 (5.61m x 4.71m) with twin up and over doors, light and power connected, window to side, concrete base and pitched tiled roof.

A separate boiler room which houses the modern 'Worcester' wall mounted gas fired boiler adjoins the rear of the garage and is accessed from the rear garden.

The delightful gardens are predominantly laid to lawn and are well stocked with fruit trees, established shrubs, flower beds and space for a growing area. From the main rear garden there is an adjoining compost and storage area.



General Information

Viewings

By arrangement with the agents, Acorn Properties

Services

Mains gas, electricity, water and drainage

Tenure

Freehold

Possession

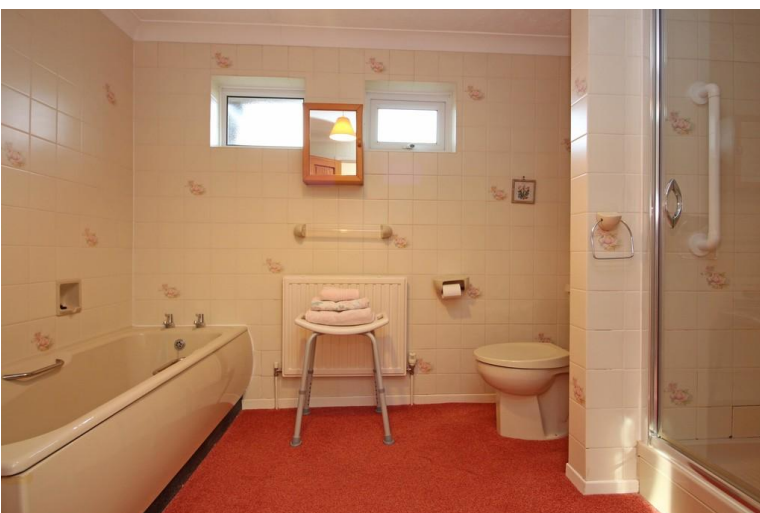
Vacant possession on completion

Council Tax Band

Band F

Directions

From the town's main car park (north of the church), turn right into North Street and right at the 'T' junction onto the Mundesley Road. Immediately turn left into Northfield Road and continue over the junction. Proceed to the end of Northfield Road into Oaklands Park. The property can be found tucked away in the left-hand corner of the close.





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.

Floor Plan

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



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.