



- Stunning Extended Detached Bungalow
- Beautifully Presented Throughout
- Highly Versatile Accommodation
- 24' Kitchen/Breakfast room
- Attached Annexe and Log Cabin

5 Marshgate, North Walsham, NR28 9EE

Guide £450,000-£475,000

A highly individual and beautifully presented detached home occupying an elevated position, significantly extended and presented to a high standard throughout, versatile accommodation including 24' kitchen/breakfast room, 24' living room and 21' dining room, includes an attached single storey annexe and a log cabin.

Energy rating tbc.



Property Description

A highly individual and beautifully presented detached home, the property has been significantly extended and upgraded by the current owner to create a spacious and versatile main dwelling, with an attached single storey annexe.

Occupying an elevated position, the main bungalow includes two double bedrooms and three connecting reception rooms comprising a 21'5 dining room, 24'4 kitchen/breakfast room (each with roof lanterns providing lots of natural light) and a 24'2 living room. There is also a spacious hallway with built-in storage and a well appointed shower room.

The bungalow was originally configured to provide three bedrooms, and if desired the living room could be sub-divided to reinstate this third bedroom.

The overall finish throughout is exceptional, with oak flooring in many of the rooms, panelled oak interior doors, and feature exposed beams in the living room. The kitchen/breakfast room boasts a contemporary finish, with a wide range of fitted base cupboards and full height units, granite work surfaces and a central island unit.

The attached annexe could lend itself to a variety of uses, including an open-plan living/bedroom, kitchenette and a shower room. There is also a well equipped log cabin within the grounds.

The driveway provides off road parking space for at least three vehicles, and the garden is split into two areas. The first, adjacent to the kitchen/breakfast room is decked with a secluded seating area, and the remainder (which is to the front of the bungalow) is laid to lawn offering a high degree of privacy with flower/shrub borders and a timber garden store shed.



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

Panelled and part-glazed front entrance door opening to:

Hallway

Panelled oak doors to living room, bedrooms and shower room, three fitted storage cupboards, oak flooring, radiator, access to loft space, double glazed window to rear, opening to kitchen/breakfast room.

Living Room

24' 2" x 11' 9" (7.37m x 3.58m) Double glazed windows to front and side, two radiators, oak flooring, wall mounted electric fire, feature exposed beam, opening to rear leading through to kitchen/breakfast room, opening to side leading into:

Dining Room

21' 5" x 8' 11" (6.53m x 2.72m) Double glazed windows to front and side, two roof lanterns affording lots of natural light, oak flooring with under floor heating, inset ceiling spotlights, opening into:





Kitchen/Breakfast Room

24' 4" x 10' 8" (7.42m x 3.25m) Fitted with a wide range of matching base units and full height units to one wall (one housing the wall mounted gas fired boiler), central island unit, granite work surfaces, inset single drainer ceramic sink unit with mixer tap, built-in ovens, integrated automatic dishwasher and washing machine, space for American-style fridge/freezer, two roof lanterns affording plenty of natural light, double glazed windows to side and rear, inset ceiling spotlights, slate-effect tile floor with underfloor heating, French doors to side leading out on to decking.

Shower Room

7' 5" x 6' 9" (2.26m x 2.06m) including airing cupboard. Matching white suite comprising wash hand basin with mixer tap, close coupled WC, walk-in shower cubicle, fully tiled walls, tiled floor, vertical radiator, double glazed window to side, inset ceiling spotlights.

Bedroom

12' x 11' 11" (3.66m x 3.63m) Double glazed window to front, vertical radiator, oak flooring, fitted wardrobes to one wall.

Bedroom

12' x 11' (3.66m x 3.35m) Double glazed window to side, vertical radiator, oak flooring.



Attached Annexe

23' 11" x 16' 10" (7.29m x 5.13m)

The attached single storey annexe would lend itself to a wide variety of potential uses and includes an open-plan living room/bedroom, with a small kitchenette and a shower room. There are double glazed windows to both sides and the front aspect, and inset ceiling spotlights throughout.

The shower room includes a matching white three-piece suite comprising wash hand basin with mixer tap and cupboard under, close coupled WC, shower cubicle, extractor fan, and a heated towel rail.

Outside

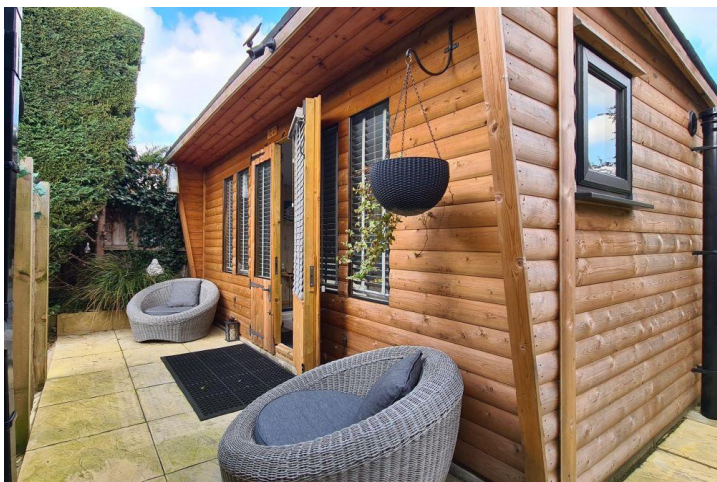
The property occupies a good-size, elevated plot, measuring over 100' deep and approximately 60' wide. High hedges to the south and west offer a high degree of privacy.

You approach the bungalow via the sloping driveway, which provides off road parking space for several vehicles. At the top of the driveway, there is a raised, well stocked border, containing a selection of flowers and established shrubs and trees. Two steps lead onto the decked area with built-in seating, and from here French double doors provide access to the kitchen/breakfast room.

A pathway continues along the rear of the property and leads to the well-equipped log cabin, which has double doors to the front and includes a 9' 11" x 9' 5" (3.02m x 2.87m) main room, an adjoining kitchenette with fitted shaker-style units, and a shower room measuring 5' x 4' 9" (1.52m x 1.44m) with matching white suite.

The pathway continues around the north side of the property, and leads into the main formal garden, which is predominantly laid to lawn with flower and shrub borders. There are also mature trees, a timber store shed and steps leading back down to the driveway.





Referrals

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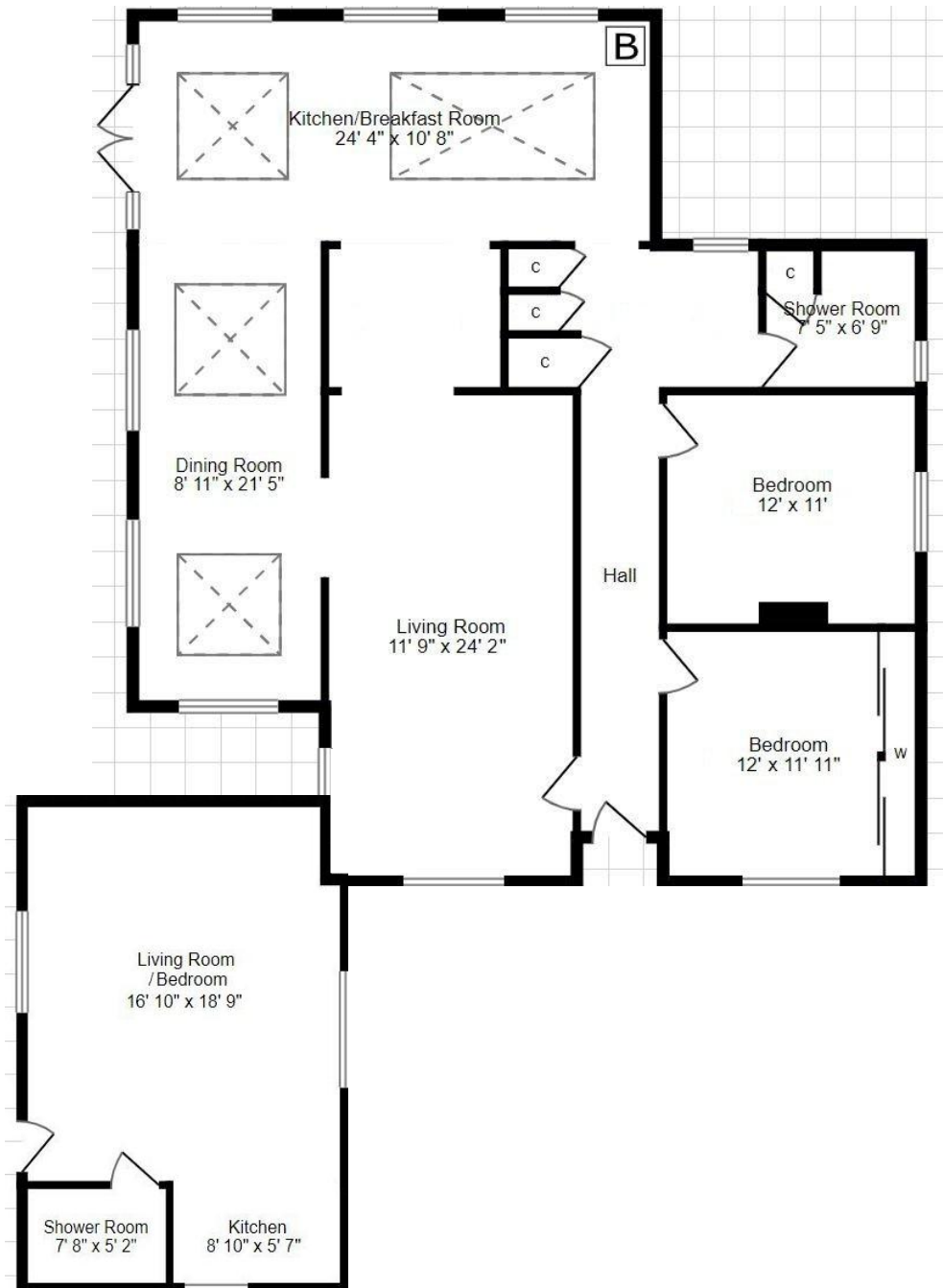
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For each successful Surveyors referral Acom Properties will receive a fee of between £30 and £100. There is no obligation for our clients to use our recommended Surveyors.



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



General Information

Viewings

By arrangement with the agents, Acorn Properties

☎ 01692 402019

Services

Mains gas, electricity, water and drainage

Tenure

Freehold

Possession

Vacant possession on completion

Council Tax Band

Band C

Directions

From the top of the Market Place turn left into New Road and at the sharp right-hand bend turn left into Pound Road. Go straight over at the crossroads and the property can be found on the left-hand side.