



15 Suffield Close,
North Walsham, NR28 0HN

- Well Presented Detached Bungalow
- Two Double Bedroom Accommodation
- Attached Garage and Workshop
- Large Enclosed Rear Garden

Offers Over £315,000
EPC Rating 'TBC'





Property Description

An established detached bungalow enjoying a secluded end of cul de sac position, the property is nicely presented throughout and sits in a larger than average plot with attractive gardens to the front and rear.

The accommodation is arranged to provide two double bedrooms (each with built-in wardrobes), an 'L' shaped double aspect lounge/dining room, uPvc conservatory, fitted kitchen (with built-in oven and hob) and a wet room with a neutral white suite.

Further benefits include gas fired central heating to radiators, uPvc sealed unit double glazed windows and exterior doors, an attached brick garage and a workshop.

The bungalow is offered for sale with no onward chain.



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 double glazed front entrance door to:

Entrance Porch

Doors to entrance hall, utility/lobby and garage, textured ceiling.

Utility/Lobby

Door to workshop, textured ceiling.

Entrance Hall

Doors to lounge/dining room, kitchen, bedrooms and shower room, built-in airing cupboard housing hot water tank, further built-in storage cupboard, radiator, access to loft space, coved and textured ceiling.

Lounge/Dining Room

'L' shaped room with Lounge Area measuring 15'4 x 11'9 (4.67m x 3.59m) and Dining Area measuring 10'5 x 8'11 (3.18m x 2.71m) with uPvc sealed unit double glazed windows to front and side, two radiators, TV aerial socket, coved and textured ceiling, sliding door to kitchen, door to:

Conservatory

9'10 x 7'11 (3.01m x 2.42m). UPvc sealed unit double glazed windows to front, side and rear, French doors to side, polycarbonate roof.

Kitchen

9'11 x 9'10 (3.02m x 3.01m). Fitted with a range of matching gloss finish base units and wall cupboards, wood-effect roll top work surfaces with tiled splash backs, inset single drainer 1 ½ bowl sink unit with mixer tap, built-in eye level oven, inset 4 ring gas hob with stainless steel extractor hood over, space and plumbing for automatic washing machine and dishwasher, wall mounted gas fired boiler, tiled floor, uPvc sealed unit double glazed window to side, radiator, coved ceiling with inset spotlights.



Master Bedroom

14'8 x 9'10 (4.48m x 3.02m). UPvc sealed unit double glazed window to rear, radiator, built-in wardrobe and storage cupboard, coved and textured ceiling.

Bedroom 2

9'11 x 9'10 (3.03m x 3.01m). UPvc sealed unit double glazed window to rear, radiator, built-in wardrobe and storage cupboard, coved and textured ceiling.

Wet Room

7'10 x 6'3 (2.40m x 1.91m). Matching white suite comprising close coupled WC and wash hand basin with storage cupboard under, wall mounted shower unit over fully tiled floor, radiator, uPvc sealed unit double glazed window to side, inset ceiling spotlights.



Outside

The driveway to the front of the bungalow provides off road parking space for two or three vehicles and access to the **ATTACHED BRICK GARAGE** measuring 18'2 x 8'3 min (5.56m x 2.52m min) with up and over door, flat roof, concrete base and light/power connected. An opening at the rear of the garage leads into an adjoining timber workshop with further door to the rear garden.

The front garden sits behind a brick and block wall, with lawn and established well stocked shrub borders. A gate to the side of the bungalow leads through to the enclosed rear garden, which is larger than average, being predominantly laid to lawn with paved pathways, a range of mature shrubs, flower beds and established hedging.



Referrals

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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.





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

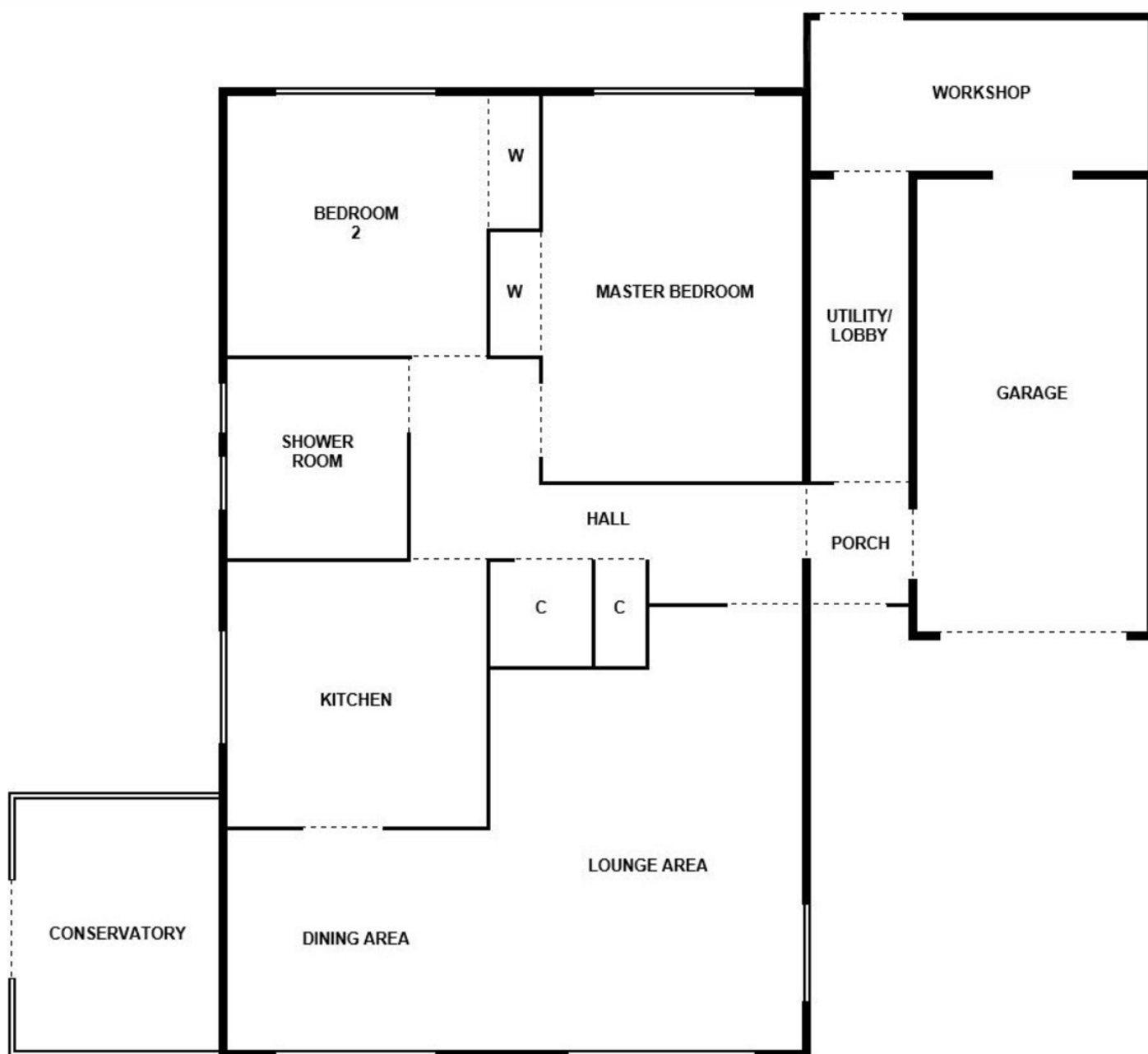
From the top of the Market Place turn right into Yarmouth Road and right again at the mini roundabout. Turn left at the next mini roundabout into Norwich Road and turn right at the traffic light junction signposted Mundesley. At the next set of traffic lights turn left onto the A149 Cromer Road. Continue under the railway bridge and turn right into Suffield Close. Turn right and then first left and the property can be found on the right hand side.



Awaiting EPC Graph

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.