



5 Wherry Close, North Walsham, NR28 0UQ

- A Detached Three Bedroom Family Home
- Cul De Sac Location
- Well appointed and presented accommodation
- Two Reception Rooms, Enclosed Low maintenance rear garden

£279,950

EPC Rating 'TBC'





Property Description

DESCRIPTION

A well appointed detached family home set in a residential cul de sac towards the outskirts of the market town of North Walsham. The property offers Gas fired central heating, Upvc double glazing, master bedroom with ensuite, Enclosed low maintenance garden, Two receptions, Conservatory and Integral garage with electric door.

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.



ENTRANCE PORCH

Upvc sealed unit double glazed window to front, radiator, glazed paneled door to:

LOUNGE

14' x 10' 10" (4.27m x 5.61m) Upvc double glazed window to front, radiator, staircase to first floor, archway to:-

DINING ROOM

11' 11" x 8' 1" (3.63m x 2.46m) Radiator, Upvc double glazed patio doors to the Conservatory, Door to Kitchen, inset spot lighting.

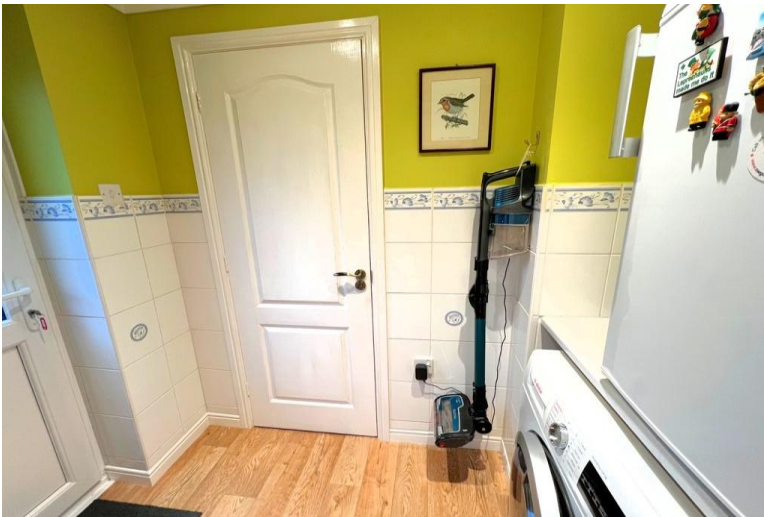


KITCHEN

9' 7" x 9' 5" (2.92m x 2.87m) fitted with a range of matching base units, drawers and wall cupboards, roll top work surfaces with tiled splash backs, inset ceramic one and a half bowl sink with mixer tap, built-in four ring gas hob with electric oven and cooker hood above, space for further domestic appliance, wall mounted gas fired boiler, Upvc double glazed window to rear, radiator, door to:-

UTILITY ROOM

7' 2" x 4' 4" (2.18m x 1.32m) With roll edge work surface with plumbing and space for domestic appliance under, cupboard and drawer, radiator, Upvc double glazed door to outside, further door to Cloakroom.



CLOAKROOM

With suite comprising of a wash hand basin and close coupled dual flush wc, opaque Upvc double glazed window, radiator.

CONSERVATORY

9' x 5' 8" (2.74m x 1.73m) Having Upvc double glazed windows under a glazed roof, door to rear garden.

FIRST FLOOR LANDING

With access to all rooms, radiator, Upvc double glazed window to side, built-in airing cupboard with factory lagged hot water tank and slatted shelving.



BEDROOM ONE

14' 8" x 9' 7" (4.47m x 2.92m) With Upvc double glazed window to rear, fitted with a comprehensive range of bedroom furniture, radiator, inset spot lighting, door to ensuite.

ENSUITE

With suite comprising of an enclosed shower with glazed door, concealed cistern dual flush wc, vanity unit with inset wash hand basin and monobloc mixer tap, part tiled walls, extractor fan, radiator, Upvc double glazed window to rear.



BEDROOM TWO

10' 11" x 7' 11" (3.33m x 2.41m) With Upvc double glazed window to front, radiator, hatch to loft space.

BEDROOM THREE

8' 4" x 7' 11" (2.54m x 2.41m) Radiator, Upvc double glazed window to front.

BATHROOM

8' 1" x 5' 7" (2.46m x 1.7m) Fitted with a suite comprising of a glazed double shower enclosure with thermostatic shower fitted, close coupled dual flush wc, pedestal wash hand basin, extractor fan, opaque Upvc double glazed window, inset spot lighting, radiator.



GARAGE

16' 6" x 8' 3" (5.03m x 2.51m) Integrated garage with power and light, electric remotely operated roller shutter door to front.

FRONT GARDEN

With Driveway leading to the garage with shingle and paved area, established shrubs and path to front door, gated side access.

REAR GARDEN

Being enclosed by close boarded fencing, laid mainly to paving with artificial grass and shrub borders, timer garden shed, gated side access.



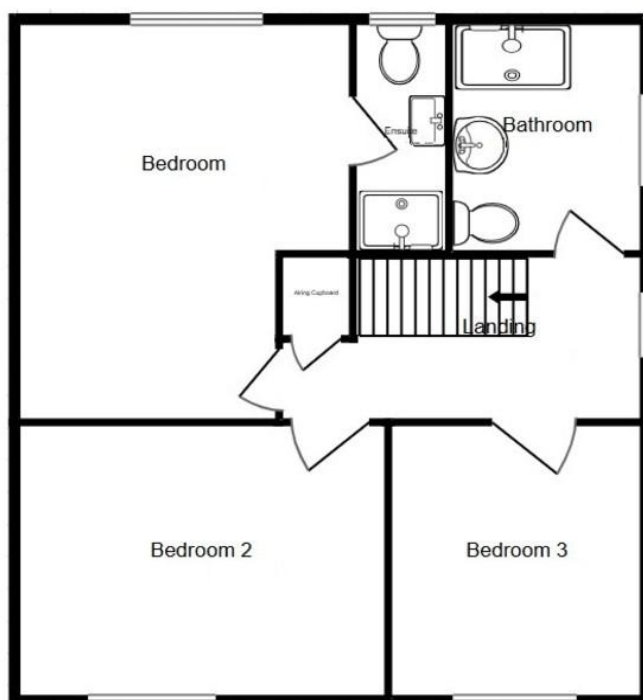
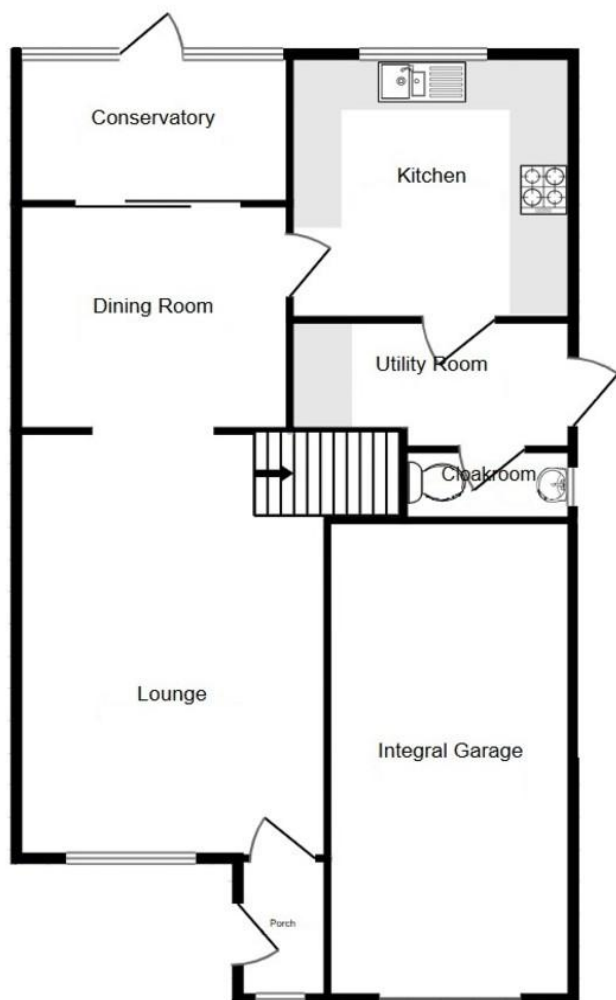
REFERRALS

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)*



Viewings

By arrangement with the agents, Acorn Properties

☎ 01692 402019

Services

Mains Electricity, Gas, Water & Drainage

Tenure

Freehold

Possession

Vacant possession on completion

Council Tax Band

Band C

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.