

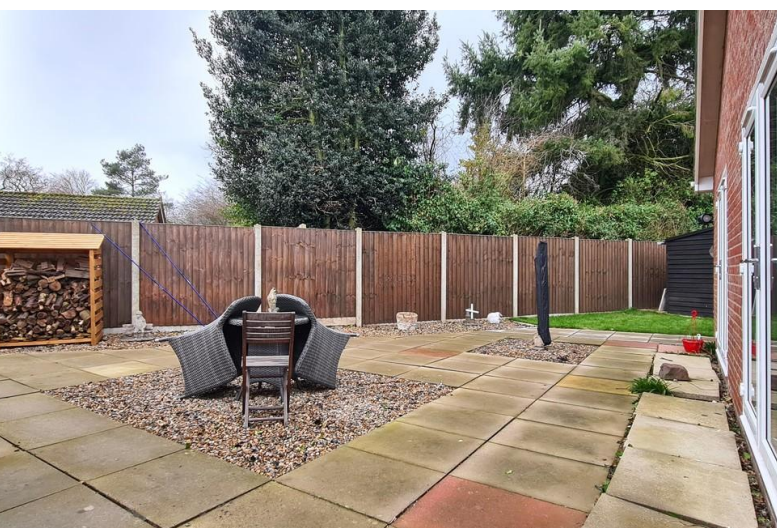


**17 Youngmans Close,**  
North Walsham, NR28 9JQ

- Established Detached Bungalow
- In Sought-After Cul De Sac Position
- Two Double Bedrooms
- 20'2 Living Room with Wood Burner

**Offers Over £290,000**

EPC Rating 'tbc'







## Property Description

An established detached bungalow enjoying a sought-after cul de sac position, the property has been extensively modernised and improved.

The central heating system has been upgraded to an air source heat pump with radiators, solar panels have been installed, the kitchen is newly fitted with a range of gloss-finish units, and the cloakroom has also been re-fitted with a modern white suite. The only room which is left to update is the main bathroom, and incoming buyers can tailor this to their own specification and preference.

The remaining accommodation includes two double bedrooms (each with fitted storage cupboards), a 20'2 living room with a wood burner, and an 'L' shaped hallway with a recently laid tiled floor.

Further benefits include uPvc sealed unit double glazed windows and exterior doors, an attached garage with an electric roller door, a long driveway providing parking for several vehicles, a low maintenance garden and a 19'9 x 9'10 timber workshop/store shed.





## Location

North Walsham is a thriving North Norfolk market town offering a range of shopping facilities including a large Sainsbury's store, a 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 Hallway

Doors to all rooms and the attached garage, built-in cupboard, tiled floor, radiator, telephone point, coved and textured ceiling with access to loft space.

### Cloakroom

Re-fitted with white suite comprising wash hand basin with mixer tap and cupboard under, close coupled WC, radiator, uPvc sealed unit double glazed window to rear, tiled floor, coved and textured ceiling.

### Living Room

20' 2" x 14' max (6.15m x 4.27m max)

Two sets of uPvc sealed unit double glazed French doors to rear garden, fireplace with exposed brick surround housing wood burner, radiator, coved and textured ceiling.

### Kitchen

10' x 10' (3.05m x 3.05m)

Re-fitted with a range of matching soft-close gloss finish base units, drawers and wall cupboards, wood-effect work surfaces with matching upstands, built-in eye level oven, inset electric hob with cooker hood over, radiator, built-in storage cupboard, tiled floor, uPvc sealed unit double glazed window and door to side, coved and textured ceiling.

### Bedroom

13' 1" x 10' 1" (3.99m x 3.07m)

UPvc sealed unit double glazed window to front, fitted wardrobes and storage cupboards, radiator, coved and textured ceiling.



### Bedroom

10' x 9' 9" (3.05m x 2.97m)

UPvc sealed unit double glazed window to front, fitted wardrobes, radiator, coved and textured ceiling.

### Bathroom

7' x 6' 7" (2.13m x 2.01m)

Matching green coloured suite comprising pedestal hand basin, low level WC, panelled bath with shower mixer tap, fully tiled walls, radiator, shaver point, uPvc sealed unit double glazed window to side, coved and textured ceiling. Please note - The towel rail is not connected.



### Outside

To the front of the bungalow, a 60' long driveway provides off road parking space for several vehicles, and access to the 17' 6" x 8' 10" attached garage, with an electric roller door to the front, window and door to the rear garden, light and power connected. Please note - The hot water cylinder has been fitted into the garage, restricting its use to smaller vehicles only at present.

The fully enclosed rear garden enjoys a sunny south-westerly aspect and has been designed with ease of maintenance in mind, being predominantly paved and gravelled, with a small lawn, garden shed and a second 19' 9" x 9' 10" (6m x 3m) timber workshop/store shed.



### Referrals

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*In most instances, these recommendations are made with no financial benefit to Acorn Properties.*

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## General Information

### Viewings

By arrangement with the agents, Acorn Properties

**☎ 01692 402019**

### Services

Mains electricity, water and drainage connected

### 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 continue straight ahead at the mini roundabout. After the police station take the left hand turning into Thirlby Road and the first right into Mill Road. Turn right into Youngmans Close, take the first left and the property can be found at the end of the cul de sac.



***AWAITING EPC GRAPH***

## Floor Plan

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



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