



10 The Hollies

North Walsham, NR28 0TN

- End Terrace Home Close to Town
- Within Development for Over 55's
- Two Bedroom Accommodation
- West-Facing Courtyard, Single Garage

£180,000 Leasehold

EPC Rating '61'





Property Description

DESCRIPTION

A Charming and conveniently located end terrace house, well situated within a development for over 55's, and located just a short walk from the Market Place.

The spacious two bedroom accommodation includes a 16' 6" master bedroom with built-in wardrobes, a first floor store/utility room, an 18' 10" reception room providing lounge and dining space and a small conservatory at the rear overlooking the low maintenance courtyard garden.

The property boasts gas fired central heating to radiators from a modern boiler, a single garage and is offered for sale with the benefit of 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

Storm porch with panelled and part glazed front entrance door opening to:

ENTRANCE HALL

Staircase rising to first floor, built-in understairs storage cupboard, doors to kitchen, shower room and lounge/dining room, radiator.

LOUNGE/DINER

18' 10" x 13' 11" (5.74m x 4.24m) Having wall light points, two further ceiling lights, two radiators, sliding patio doors to conservatory, double glazed window to rear overlooking courtyard garden, telephone point, TV aerial points.

CONSERVATORY

8' 4" x 6' (2.54m x 1.83m) Double glazed windows to side and rear, glass roof, door leading out to the courtyard garden.

KITCHEN

11' x 8' (3.35m x 2.44m) Fitted with a range of base and wall mounted units comprising cupboards and drawers, roll edge work surface with inset sink, under counter appliance space, space and point for gas/electric cooker, Upvc double glazed window to front, radiator, serving hatch to the dining room, tiled splash backs and further space for upright appliance.

SHOWER ROOM

6' 2" x 6' 2" (1.88m x 1.88m) Fitted with a corner shower cubicle, low level wc and pedestal wash hand basin with splash back tiling, wall mounted mirror with shaver light over and a radiator, Upvc double glazed window to front.

FIRST FLOOR LANDING

With access to all rooms, built in airing cupboard housing factory lagged hot water cylinder with slatted shelving over.

BOX/STORE ROOM

7' 10" x 5' (2.39m x 1.52m) Spacious storage room with hatch to loft space and wall mounted gas fired central heating boiler.





BEDROOM ONE

16' 5" x 9' 7" (5m x 2.92m) Having built in wardrobes to one wall with hanging rail and storage shelf over, two radiators, telephone point Upvc double glazed window and a rear aspect 'Velux' window with fitted blind.

BEDROOM TWO

9' x 8' (2.74m x 2.44m) With Upvc double glazed window to front, radiator.

BATHROOM

The bathroom is fitted with a white four piece suite comprising side panel bath with mixer tap and shower attachment, low level wc, bidet and pedestal wash hand basin. part tiled walls, mirror with shaver light over, radiator, 'Velux' window with fitted blind.

OUTSIDE

To the front of the property there is a small, low maintenance area behind picket fencing, with a pathway leading to the storm porch and front entrance door.

At the rear, there is an enclosed, west-facing courtyard garden, which has been designed with ease of maintenance in mind, comprising a paved patio, gravelled area and gated rear access for the neighbouring properties.

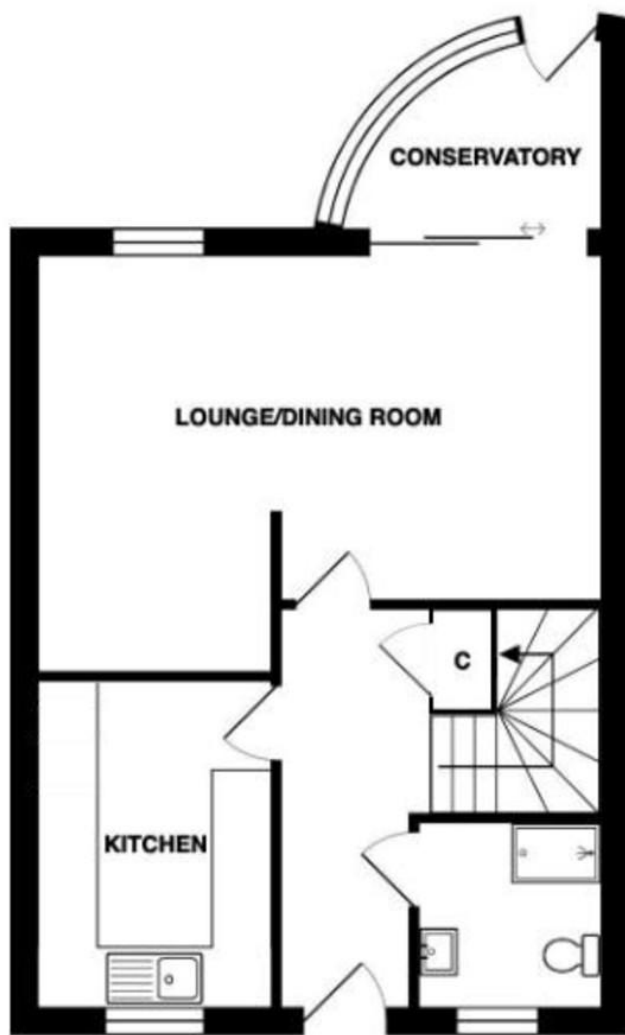
The single garage is located within the garage block on the opposite side of the development,

REFERRALS

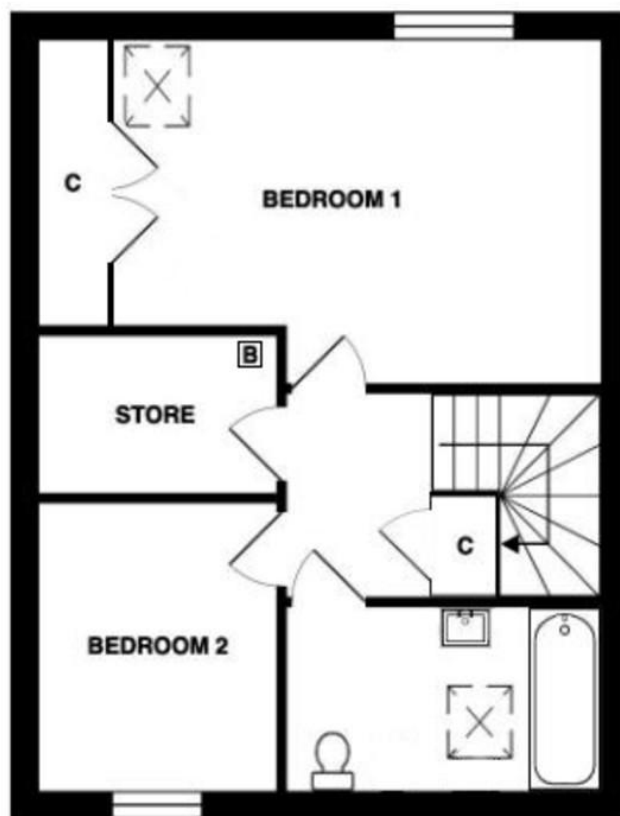
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Floor Plan *(Not to scale and intended as an approximate guide to room layout only)*



GROUND FLOOR



FIRST FLOOR

Viewings

By arrangement with the agents, Acorn Properties

☎ 01692 402019

Services

Mains Gas, Water, Drainage & Electricity

Tenure

Leasehold 965 years remaining service charge £85.98 pcm

Possession

Vacant possession on completion

Council Tax Band

Band C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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