



## 15 Shepherd Close

North Walsham, NR28 0LY

- A Well Presented Semi Detached Bungalow **Offers In Excess Of £250,000**
- Two Double Bedrooms, Easy Maintenance Garden EPC Rating '69'
- Modern Fitted Kitchen and Bathroom
- Two Receptions, Garage and Parking







## Property Description

### DESCRIPTION

A beautifully presented two bedroom semi detached bungalow situated in a cul de sac with two double bedrooms, modern shower room and fitted kitchen with oven and hob, generous lounge and dining room with bi-fold doors to enclosed garden, garage and ample off road parking.

### LOCATION

North Walsham is a thriving North Norfolk market town offering a range of shopping facilities including a large Sainsbury's store, all levels of schools including sixth form college, doctors' surgeries, restaurants and leisure facilities including the 2003 built 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 HALL

With composite front door, recess with shelving, gas meter and consumer unit, radiator, hatch to loft space.

### BEDROOM ONE

11' 6" x 9' 4" (3.51m x 2.84m) With Upvc double glazed window to front, radiator.

### BEDROOM TWO

11' 6" x 8' 4" (3.51m x 2.54m) With Upvc double glazed window to front, radiator.

### SHOWER ROOM

6' 9" x 5' 9" (2.06m x 1.75m) Having tiled walls and floor, fitted with a contemporary suite comprising of a double shower enclosure with glazed screen and thermostatic shower fitted, vanity unit with inset wash hand basin and monobloc mixer tap, concealed cistern dual flush wc, opaque Upvc double glazed window to side, towel radiator.



### LOUNGE

18' 2" x 10' 10" (5.54m x 3.3m) With Radiator and archway leading to Dining Room.

### DINING ROOM

10' 6" x 8' (3.2m x 2.44m) With bi-folding doors accessing the rear garden, radiator, doorway and window to Kitchen.



### KITCHEN

17' 6" x 6' 8" (5.33m x 2.03m) Fitted with a comprehensive range of high gloss fronted base and wall mounted units comprising cupboards and drawers, quartz worksurafes with inset one and a half bowl sink and mixer tap, plumbing and space for appliance, further space for upright appliance, built-in eye level double electric oven and ceramic four ring hob with cooker hood above, storage cupboard, wall mounted gas fired boiler, Upvc double glazed window to side and matching door to the rear garden.

### OUTSIDE

To the front of the property there is ample parking to front on a brick weaved driveway, with secure door to rear garden providing extra security and privacy. To rear, there is a low maintenance private garden with shed, patio area and enclosed by fencing and walling flanked by flower and shrub borders, to the rear of the bi-fold doors is an electric awning.



### GARAGE

17' 1" x 9' 2" (5.21m x 2.79m) With power and light, up and over door to front, personal door to side, window to rear.





## Viewings

By arrangement with the agents, Acorn Properties

**01692 402019**

## Services

[insert text here]

## Tenure

Freehold

## Possession

Vacant possession on completion

## Council Tax Band


Band B

## REFERRALS

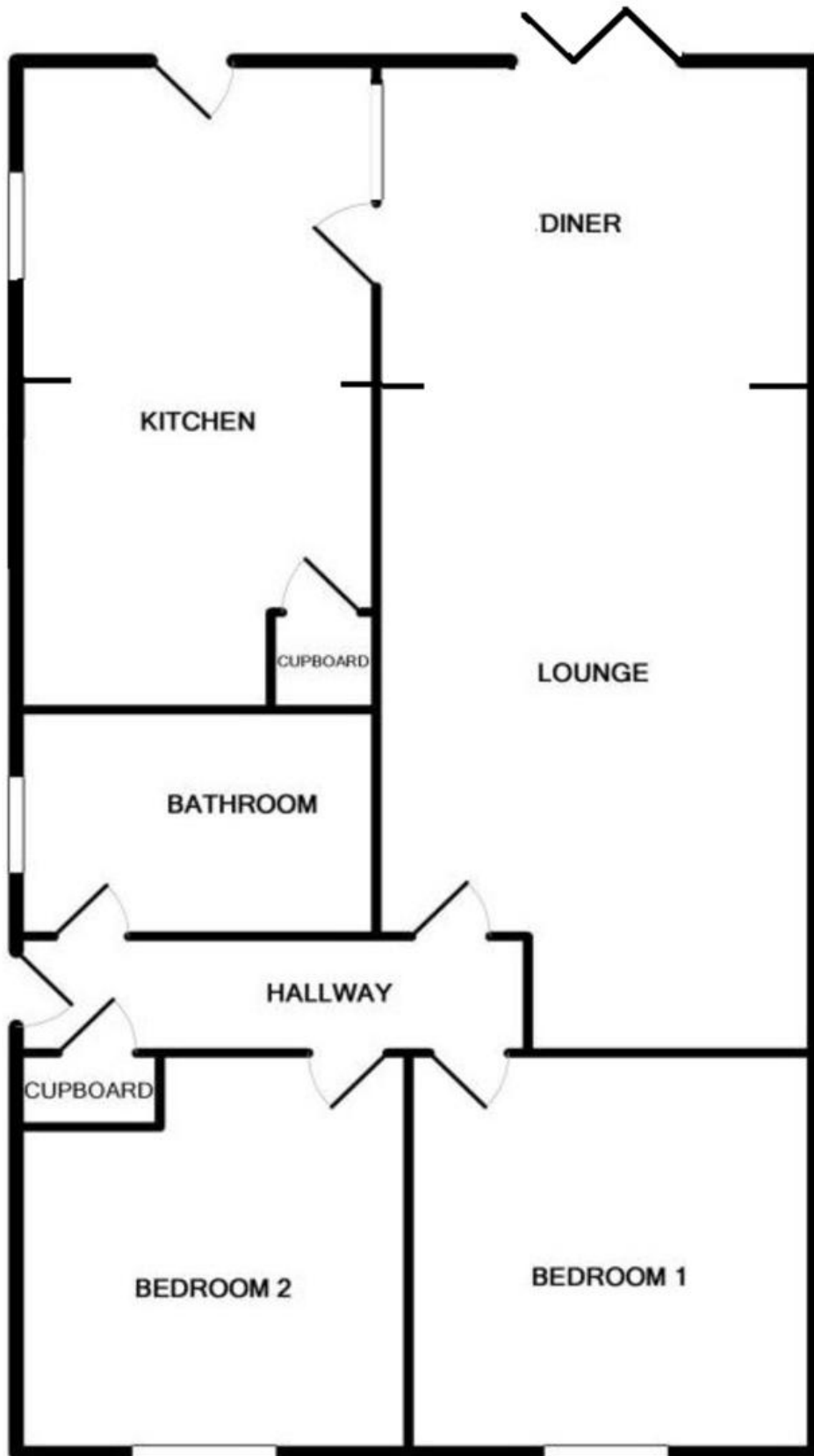
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

**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.