



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

- Spacious Detached Bungalow
- Sought-After Cul De Sac Position
- Three Bedroom Accommodation
- L-Shaped Lounge/Dining Room

Guide Price £367,500

EPC Rating 'C 72'





Property Description

A spacious and well presented modern detached bungalow, located within a sought-after cul de sac location, the property is offered for sale with no onward chain.

The generous accommodation includes three double bedrooms, a fitted kitchen, shower room, bathroom, and a double aspect 'L' shaped lounge/dining room.

Further benefits include gas fired central heating to radiators, uPvc sealed unit double glazed windows throughout, built-in wardrobes in each of the bedrooms, further built-in storage cupboards and a living flame gas fire in the lounge/dining room.

There is an attached brick garage, and a block-paved driveway which provides off road parking space for several vehicles.

The enclosed garden to the rear is nicely planted and includes a summer house and two timber garden sheds.



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 sealed unit double glazed front entrance door opening to:

Entrance Porch

4' 11" x 4' 1" (1.5m x 1.24m) Ceramic tiled floor, coved ceiling, glazed door and side panel to:

Entrance Hall

Radiator, coved and textured ceiling with access to loft space, built-in cloaks cupboard, connecting door to attached garage, built-in double cupboard housing hot water tank and wall mounted gas fired boiler, doors to all rooms.

Sitting/Dining Room

22' 5" x 17' 9" max, 9' 2" min (6.83m x 5.42m max, 2.80m min) Exposed chimney breast with inset living flame gas fire and tiled hearth, two radiators, newly fitted carpet, TV aerial point, telephone point, coved and textured ceiling, uPvc sealed unit double glazed windows to the front and side.

Kitchen/Breakfast Room

13' 5" x 10' 1" (4.06m x 3.07m) Fitted with matching base units and wall cupboards, roll top work surfaces with tiled splash backs, inset stainless steel single drainer 1.5 bowl sink unit with mixer tap, space for a fridge/freezer, space and plumbing for an automatic washing machine, electric cooker point with stainless steel extractor hood above, uPvc sealed unit double glazed window and door to side, serving hatch to dining room, coved and textured ceiling.

Bedroom

12' 1" x 11' 2" (3.68m x 3.4m) Radiator, newly fitted carpet, coved and textured ceiling, uPvc sealed unit double glazed window to rear, built-in double wardrobe with sliding doors.



Bedroom

10' 5" x 10' 1" (3.18m x 3.10m) Radiator, fitted carpet, uPvc sealed unit double glazed window to side, coved and textured ceiling, built-in double wardrobe.

Bedroom

9' 3" x 8' 11" (2.82m x 2.69m) Radiator, fitted carpet, coved and textured ceiling, built-in double wardrobe with sliding doors, full-height uPvc sealed unit double-glazed windows with double-glazed door opening into the rear garden.

Shower Room

5' 9" x 5' 5" (1.75m x 1.65m) White suite comprising quadrant corner shower cubicle with electric shower, close coupled WC and wall mounted wash hand basin with chrome mixer tap, ceramic tiled walls, shaver point, fitted vinyl flooring, coved and textured ceiling, extractor fan, uPvc sealed unit double glazed window to side.

Bathroom

6' x 5' 5" (1.83m x 1.67m) plus door recess. White suite comprising of shower-bath with chrome shower attachment, close coupled WC and pedestal wash hand basin, ceramic tiled walls, coved and textured ceiling, radiator, shaver point, wall mounted electric fan heater, uPvc sealed unit double glazed window to side.

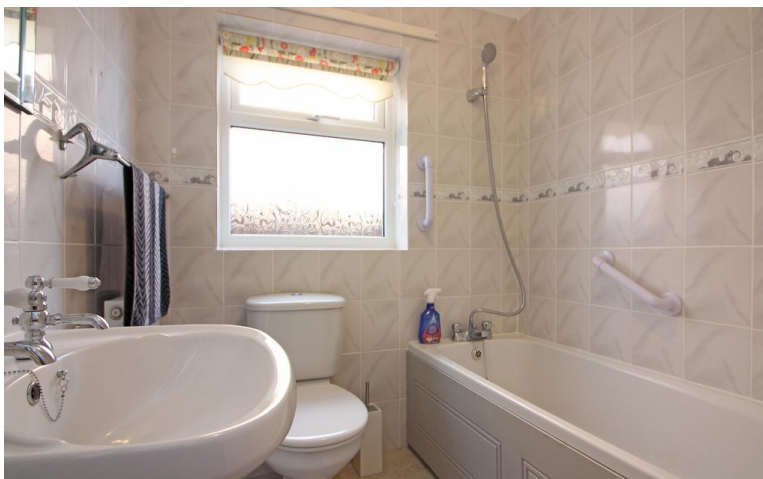


Outside

To the front of the property, the generous lawned garden is set behind a low retaining wall, with well stocked borders and a weeping cherry tree. A wide brick-weave driveway provides off road parking space for several vehicles with matching gated paths to either side of the bungalow leading to the rear garden.

The driveway leads to the attached single garage, which measures 17' x 8'4" (5.18m x 2.54m) with up and over door to front, light/power connected, uPvc sealed unit double glazed window to rear and connecting door to hallway.

The rear garden is nicely secluded comprising a paved patio area, a lawned garden with well stocked borders and oval rose bed, two timber garden sheds and a timber summerhouse measuring approximately 6'7" x 5'8".





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 D

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, and the property can be found on the right hand side.



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.

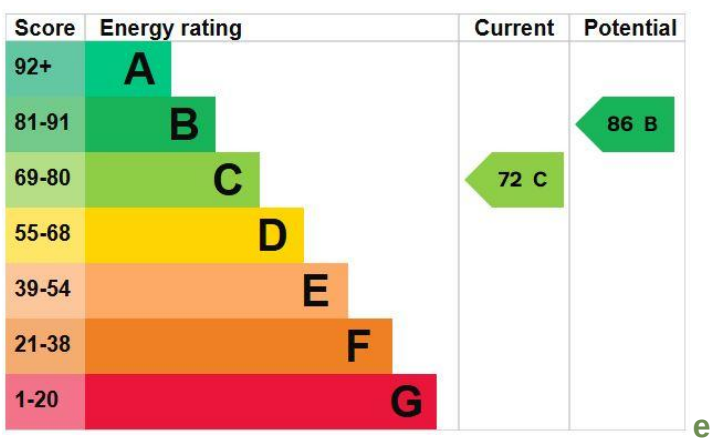
However, if we refer our clients to our trusted local Solicitors, Surveyors or Financial Services, Acorn Properties may receive a 'referral fee' from these local businesses.

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.

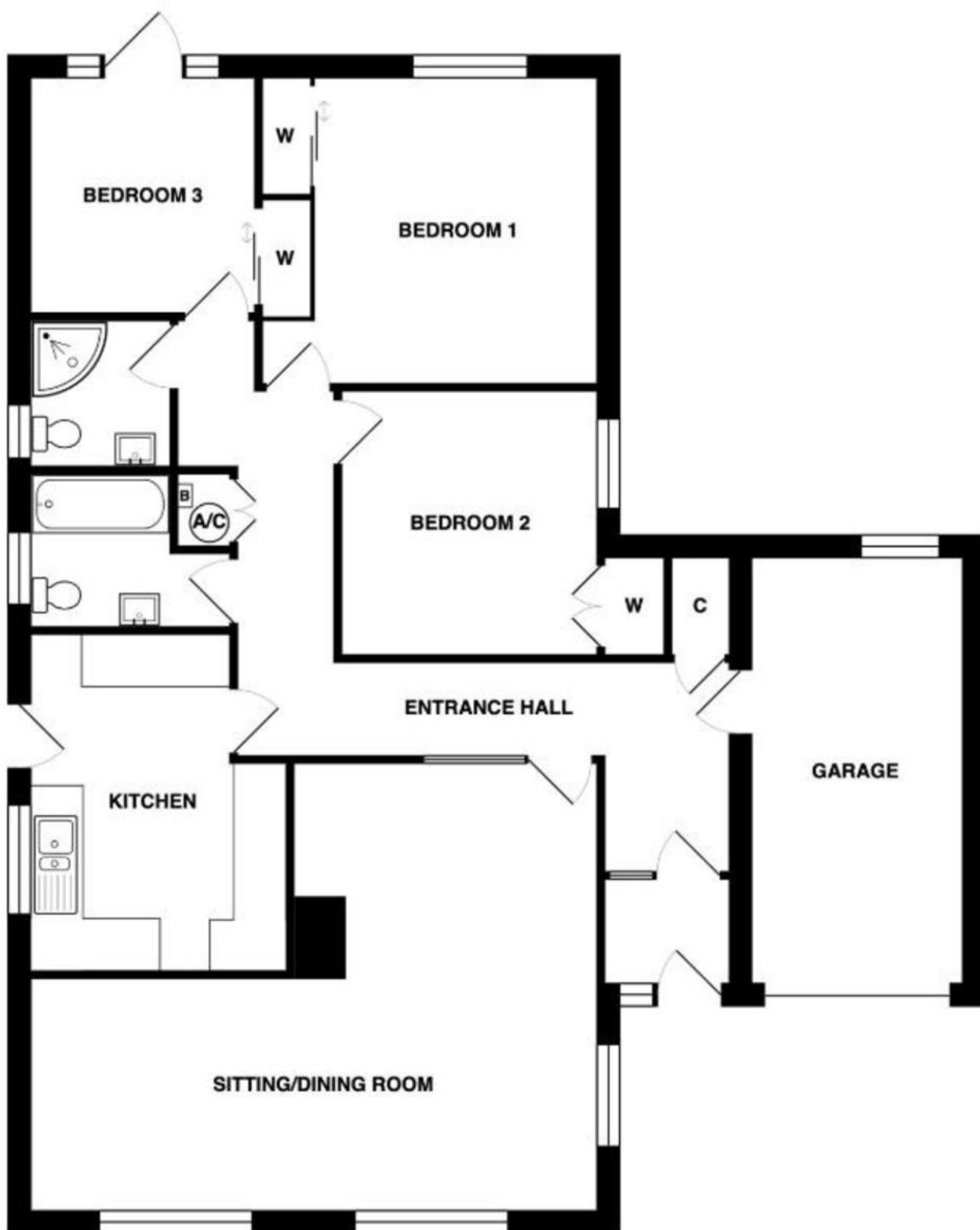
For each successful Surveyors referral Acorn Properties will receive a fee of between £30 and £100. There is no obligation for our clients to use our recommended Surveyors.

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.