



12 Woodside

North Walsham, NR28 9XA

- Detached Four/Five Bedroom Family Home
- Sought After Cul De Sac Location
- Backing onto Woodland, Tandem Garage
- Conservatory, Two Reception Rooms

£375,000

EPC Rating '63'





Property Description

DESCRIPTION

Situated in a cul-de-sac location backing onto Sadler's Wood, this detached house benefits from four bedrooms with the master having ensuite, two reception rooms, study, Modern fitted kitchen with separate Utility Room. Low Maintenance rear garden with view over Sadler's Wood, ample driveway parking and a larger than average garage with workshop.

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 HALL

With staircase rising to first floor, under stairs storage cupboard, radiator.

CLOAKROOM

With Low level wc, wash hand basin, radiator, Upvc double glazed window to side.

STUDY

9' 6" x 6' 7" (2.9m x 2.01m) With Upvc double glazed window to front, radiator.

LOUNGE

16' x 12' 1" (4.88m x 3.68m) With Upvc double glazed window to front, radiator, wall light points, archway to Dining Room.

DINING ROOM

9' 7" x 9' 3" (2.92m x 2.82m) With radiator, door to Kitchen and double glazed patio doors leading to the Conservatory.

KITCHEN

10' 1" x 9' 7" (3.07m x 2.92m) Fitted with a modern range of base and wall mounted units comprising of cupboards and drawers, roll edge work surface with inset stainless steel sink and mixer tap, plumbing and space for domestic appliance under, built-in double electric oven and four ring gas hob with cooker hood above, tiled splash backs, Upvc double glazed window to rear, radiator, doorway to Utility Room.

UTILITY ROOM

9' 6" x 5' 6" (2.9m x 1.68m) Fitted with a roll edge work surface with inset single drainer sink and mixer tap, cupboards and appliance space under, wall mounted gas fired central heating boiler, Upvc double glazed window to side and door with porch to rear, radiator, wall mounted consumer unit, further space for upright appliance.

CONSERVATORY

11' 10" x 9' 8" (3.61m x 2.95m) Having double glazed windows under a polycarbonate roof, patio doors leading to the garden.

FIRST FLOOR LANDING

With access to all rooms, hatch to loft space, built-in airing cupboard with slatted shelving.

BEDROOM ONE

15' 2" x 12' 5" (4.62m x 3.78m) With Upvc double glazed window to front, wall light points, radiator, walk-in wardrobe with hanging space and shelving, door to ensuite.





ENSUITE

8' 4" x 5' 9" (2.54m x 1.75m) Fitted with a suite comprising of a low level wc, tiled shower enclosure with glazed door, vanity unit with inset wash and basin, shaver point, extractor fan, radiator, opaque Upvc double glazed window to side.

BEDROOM TWO

12' 10" x 9' 8" (3.91m x 2.95m) With Upvc double glazed window to front, radiator, two built-in wardrobe cupboards with hanging space and shelving.

BEDROOM THREE

9' 10" x 8' 5" (3m x 2.57m) With Upvc double glazed window to rear, radiator.

BEDROOM FOUR

7' 4" x 8' 8" (2.24m x 2.64m) With Upvc double glazed window to rear, radiator, built-in wardrobe cupboard with hanging space and shelving.

BATHROOM

6' 7" x 7' 9" (2.01m x 2.36m) Having part tiled walls, fitted with a three piece suite with panelled bath with mixer taps and shower attachment, low level wc, pedestal wash hand basin, radiator, shaver point, extractor fan and opaque Upvc double glazed window to rear.



GARAGE

32' 9" x 13' 4" (9.98m x 4.06m) Being tandem length with part polycarbonate roof, power and light, personal door to side, roller shutter door to front.

FRONT GARDEN

Laid to shingle and tarmac driveway leading to garage, dwarf walling and shrubs.

REAR GARDEN

With gated side access, artificial grass and shingle with fencing, decking, timber workshops/sheds with power and light, covered storage area, tiered steps leading to the Woods.



REFERRALS

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Viewings

By arrangement with the agents, Acorn Properties

01692 402019

Services

Mains Water, Drainage, Electricity and Gas

Tenure

Freehold

Possession

Vacant possession on completion

Council Tax Band

Band D



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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.