



65 Bacton Road

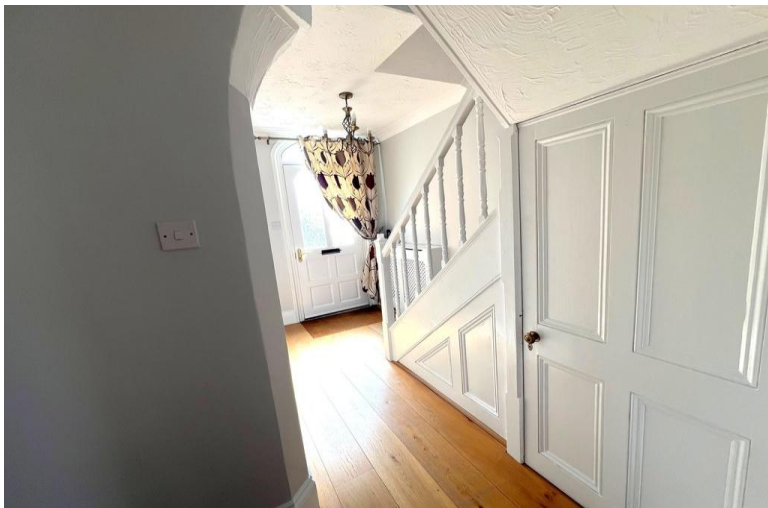
North Walsham, NR28 9DS

- Three Bedroom period Home
- Two Reception Rooms, Enclosed Garden
- Cellar, Modern Kitchen, Central Heating
- Ample Parking and Character Features

£375,000

EPC Rating 'TBC'





Property Description

DESCRIPTION

A rare chance to purchase this beautiful period home situated in a non estate location within easy reach of the town center and amenities. The property is offered for sale in excellent decorative order and boasts two principal reception rooms, both with wood burners, modern fitted kitchen, family bathroom, three double bedrooms with the master having an ensuite, well maintained rear garden 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, a Waitrose, 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 glazed period front door, staircase rising to first floor, wood flooring, door to cellar, radiator.

LOBBY

8' 4" x 7' 11" (2.54m x 2.41m) With wood flooring, radiator, glazed door and window to Porch, further access to Kitchen and door to Dining Room.

PORCH

8' 10" x 3' 6" (2.69m x 1.07m) With double glazed window to side, door to garden, wall mounted gas fired central heating boiler, quarry tiled floor.



LOUNGE

12' 6" x 13' 6" (3.81m x 4.11m) With sash windows to front, chimney recess with wood burner fitted, radiator, ceiling cornice, rose and picture rail.

DINING ROOM

11' 10" x 12' 1" (3.61m x 3.68m) With glazed french doors to both the Conservatory and Lounge, wood flooring, chimney recess with wood burner fitted, radiator, ceiling cornice, rose and picture rail.

CONSERVATORY

10' x 9' 6" (3.05m x 2.9m) Being glazed to two sides under a polycarbonate roof with wall light points, glazed doors to the rear garden, radiator.



KITCHEN

15' 7" x 8' (4.75m x 2.44m) Fitted with a comprehensive range of Shaker style base and wall mounted units comprising cupboards and drawers, butchers block work surface with inset ceramic single drainer sink and mixer tap, plumbing and space for domestic appliance, space and point for gas range style cooker with hood above, further space for upright appliance, shelved pantry cupboard, tiled splash backs, Upvc double glazed windows to side, Travatine tiled floor, door to Bathroom, breakfast bar, radiator, inset spot lighting.

BATHROOM

8' 1" x 10' 1" (2.46m x 3.07m) Fitted with a white suite comprising of a paneled bath with mixer taps and shower attachment, pedestal wash hand basin, close coupled wc, inset spot lighting, opaque Upvc double glazed window to rear, tiled splash backs, extractor fan, radiator.

FIRST FLOOR LANDING

With access to all rooms, porthole window to side.

BEDROOM ONE

13' 1" x 13' 11" (3.99m x 4.24m) With sash windows to front, radiator, double doors to the ensuite.





ENSUITE

5' 5" x 6' 11" (1.65m x 2.11m) Fitted with a glazed corner shower enclosure and electric shower unit, vanity unit with inset wash hand basin and cupboard storage, close coupled dual flush wc, heated towel radiator, opaque Upvc double glazed window to front, inset spot lighting, extractor fan.

BEDROOM TWO

10' 2" x 12' 7" (3.1m x 3.84m) With radiator, Upvc double glazed window to rear, built-in airing cupboard with slatted shelving.

BEDROOM THREE

8' 10" x 10' (2.69m x 3.05m) With Upvc double glazed window to side, radiator, hatch to loft space.

FRONT GARDEN

Laid to shingle providing ample off road parking and walled to the road boundary, side access to the rear garden and Porch.

REAR GARDEN

Being enclosed by close boarded fencing and mainly laid to lawn with well stocked and tended shrub and flower borders, paved patio, timber garden shed, gated side access to covered area (ideal for drying washing) and block paved area to side.



Viewings

By arrangement with the agents, Acorn Properties

01692 402019

Services

Mains Electricity, Gas, Water & Drainage

Tenure

Freehold

Possession

Vacant possession on completion

Council Tax Band

Band C





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



REFERRALS

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