

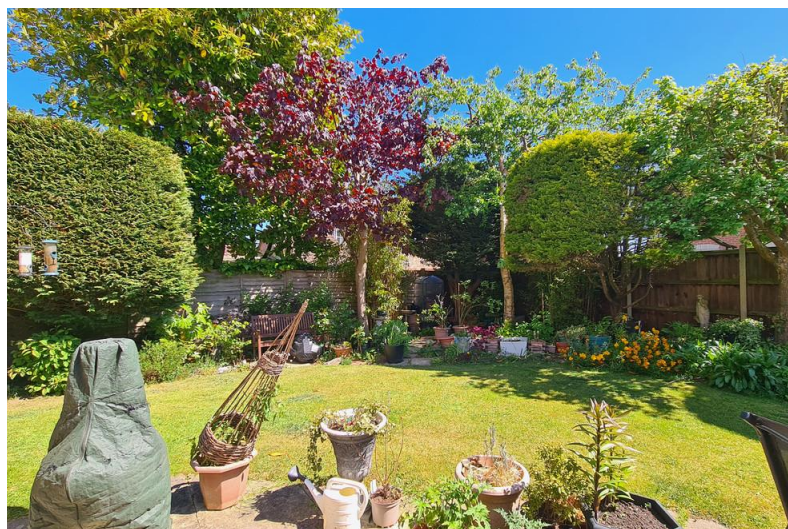


3 Hollybush Road,
North Walsham, NR28 9XT

- Modern 'Norfolk Homes' Semi-Detached House
- Three Double Bedrooms (One Ensuite)
- UPVC Conservatory, Utility Room
- Attached Garage, Enclosed Garden

£275,000

EPC Rating 'D 66'





Property Description

A modern semi-detached house built by Norfolk Homes, the property provides three double bedroomed accommodation and is nicely situated within a residential area towards the edge of the town.

The ground floor accommodation includes an entrance hall, cloakroom, 16' 5" lounge with archway to kitchen/dining room, separate utility room and a five sided-uPvc conservatory. On the first floor are the three double bedrooms (one ensuite) and the main bathroom.

Further benefits include an attached garage with additional parking in front, gas fired under-floor and radiator central heating, double glazing throughout & an enclosed garden to the rear.

Location

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



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

Composite front entrance door opening to:

Entrance Hall

With staircase rising to first floor, panelled doors to cloakroom and lounge, uPvc sealed unit double glazed window to side, coved and textured ceiling.

Cloakroom

Close coupled WC, wall mounted wash hand basin with tiled splash back, opaque uPvc sealed unit double glazed window to front, textured ceiling.

Lounge

16' 5" x 11' 2" max (5m x 3.38m max) UPvc sealed unit double glazed window to the front, under-stairs storage cupboard, under-floor heating, dado rails, electric fire with surround and hearth, coved and textured ceiling, an open archway leading to:

Kitchen/Dining Room

14' 2" x 8' 9" (4.32m x 2.64m) Fitted with matching base and wall units including cupboards and drawers, corner display shelves, roll top work surfaces with tiled splash backs, inset single drainer sink unit with mixer tap, built-in oven and hob unit, plumbing and space for slimline dishwasher, space for under-counter fridge, tiled floor, uPvc sealed unit double glazed window to rear overlooking rear garden, room for a dining table, sliding patio door to the conservatory, coved and textured ceiling, panelled door to:

Utility Room

8' 2" x 5' 1" (2.46m x 1.5m) Fitted base cupboards under roll top work surfaces with tiled splash backs, inset single drainer stainless steel sink unit with mixer tap, space and plumbing for automatic washing machine, space for under-counter freezer, wall mounted gas fired boiler, uPvc sealed unit double glazed window to rear, extractor fan, door to garage, coved and textured ceiling, composite door leading out to the rear garden.

Conservatory

11' 1" x 8' 3" (3.37m x 2.51m) UPvc sealed unit double glazed windows on a brick base with polycarbonate roof, tiled floor, French doors leading to the rear garden.





First Floor Landing

Panelled doors to bedrooms and bathroom, coved and textured ceiling with hatch to loft space, built-in storage cupboard.

Bedroom 1

11' 10" x 11' 1" (3.61m x 3.38m) Double built-in wardrobe, uPvc sealed unit double glazed window to the front, radiator, coved and textured ceiling, panelled door to:

Ensuite

Matching three piece champagne coloured suite comprising wall mounted wash hand basin, close coupled WC, shower cubicle with folding door and fully tiled surround, further tiling to two walls, radiator, shaver point, extractor fan, uPvc sealed unit double glazed window to front, textured ceiling.



Bedroom 2

15' 5" x 8' 1" (4.7m x 2.46m) plus recess. Double aspect room with uPvc sealed unit double glazed windows to front and rear, two radiators, coved and textured ceiling.

Bedroom 3

9' 7" x 7' 10" (2.92m x 2.39m) Double built-in wardrobes, uPvc sealed unit double glazed window to rear, radiator, coved and textured ceiling.



Bathroom

Matching three piece champagne coloured suite comprising panelled bath with shower mixer tap, fitted screen and fully tiled surround, close coupled WC, pedestal wash hand basin with mixer tap, shaver point, radiator, extractor fan, opaque uPvc sealed unit double glazed window to rear, textured ceiling.

Outside

The garden to the front of the property has been laid to lawn with shrub borders and an established birch tree.

The driveway provides off road parking space and access to the attached garage, which measures 16' 1" x 8' 2" with an up and over door to the front, light/power connected, radiator, textured ceiling and panelled connecting door to the utility room.

A gate to the side of the garage leads through to the enclosed rear garden, which provides a good degree of privacy and includes a paved patio area, lawn, and well stocked borders containing a variety of flowers, shrubs and trees.





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 C

Directions

From the top of the Market Place turn left into New Road and then left again at the sharp right hand bend into Pound Road. Turn right at the crossroads and continue into Brick Kiln Road. Take the sixth right hand turning into Hollybush Road and the property can then be found on the left hand side.

EPC Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 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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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.

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