



## 5 Long Barrow Drive

North Walsham, NR28 9YA

- Modern Four Bedroom Detached Home
- Sought After Location With Rural Views
- Four Generous Bedrooms, Two Receptions
- Enclosed Garden, Garage & Ensuite

**£400,000**

EPC Rating 'TBC'





5 Long Barrow Drive, North Walsham, Norfolk, NR28 9YA



### DESCRIPTION

Situated in a highly sought after location with rural views is this imposing modern detached home built by the renowned local builder 'Norfolk Homes' the property boasts four double bedrooms with the master being served by an ensuite, two reception rooms, fitted kitchen and utility room, enclosed landscaped garden, conservatory with solid roof and integral garage with additional parking to the front. Viewings are essential to appreciate the location and presentation of the accommodation offered.

### 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

Balustraded staircase leading to first floor, under stairs storage cupboard, ceramic tiled floor, radiator, built-in shelved storage cupboard.

### CLOAKROOM

Having a close coupled dual flush wc, vanity unit with inset wash hand basin, ceramic tiled floor, radiator, opaque Upvc double glazed window to front.

### LOUNGE

15' 11" x 12' 5" (4.85m x 3.78m) Having Upvc double glazed windows to front and side, radiator, feature fireplace with marble insert and hearth, fitted gas fire.



### DINING ROOM

12' 4" x 8' 11" (3.76m x 2.72m) Radiator, arch to lounge, double glazed patio doors to the Conservatory.

### KITCHEN

13' 4" x 9' 2" (4.06m x 2.79m) Fitted with a comprehensive range of base and wall mounted units comprising cupboards and drawers, built-in eye level double oven, inset induction hob with cooker hood above, integrated dishwasher, pantry cupboard with shelving, ceramic tiled floor and splash backs, Upvc double glazed window to rear, radiator, spot lighting, breakfast bar, work surface with inset one and a half bowl sink and mixer tap, arch to utility room.



### UTILITY ROOM

8' 9" x 6' 11" (2.67m x 2.11m) With Upvc double glazed window and door to rear garden, fitted with a range of base and wall mounted cupboards, work surface with inset sink, plumbing and space for domestic appliance, further space for upright appliance, ceramic tiled floor and splash backs, radiator, personal door to Garage.

### CONSERVATORY

10' 5" x 11' (3.18m x 3.35m) Having Upvc double glazed windows under a solid roof with french doors to rear garden, brick base and ceramic tiled floor.

### GARAGE

18' 1" x 8' 11" (5.51m x 2.72m) Electric roller shutter door to front, wall mounted consumer unit, power and light, solar inverter and wall mounted gas fired central heating boiler.

### FIRST FLOOR LANDING

With access to all rooms, hatch to loft space, built-in airing cupboard with factory lagged hot water tank and slatted shelving, radiator.







### MASTER BEDROOM

13' 1" x 11' 7" (3.99m x 3.53m) Having Upvc double glazed window to front, radiator, built-in double wardrobe cupboard with hanging space and shelving. wall light points, door to ensuite.

### ENSUITE

8' 3" x 6' 8" (2.51m x 2.03m) Having tiled walls, fitted with a modern suite comprising of a corner glazed shower enclosure, vanity unit with cupboard storage and inset wash hand basin and mixer tap, concealed cistern dual flush wc, ceramic tiled floor, radiator, opaque Upvc double glazed window to front, extractor fan.



### BEDROOM TWO

12' 10" x 8' 9" (3.91m x 2.67m) Having Upvc double glazed window to front, radiator, built-in wardrobe cupboard with hanging space and shelving.

### BEDROOM THREE

9' 10" x 9' 8" (3m x 2.95m) Having Upvc double glazed window to rear, radiator, built-in wardrobe cupboard with hanging space and shelving.

### BEDROOM FOUR

12' 7" x 9' 9" (3.84m x 2.97m) Having Upvc double glazed window to rear, radiator, built-in wardrobe cupboard with hanging space and shelving.



### BATHROOM

8' 2" x 6' 3" (2.49m x 1.91m) Fitted with a matching suite comprising of a paneled bath with mixer taps, low level wc, vanity unit with cupboard storage and inset wash hand basin, part tiled walls, opaque Upvc double glazed window to rear, extractor fan, shaver point, inset spot lighting, radiator.

### FRONT GARDEN

With Lawn and hedging, block paved driveway and additional parking, covered porch leading to front door.

### REAR GARDEN

Enjoying far reaching farmland views, enclosed by close boarded fencing, gated side access, mainly laid to lawn with paved patio, hedging and well stocked and maintained shrub and flower borders.





### 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

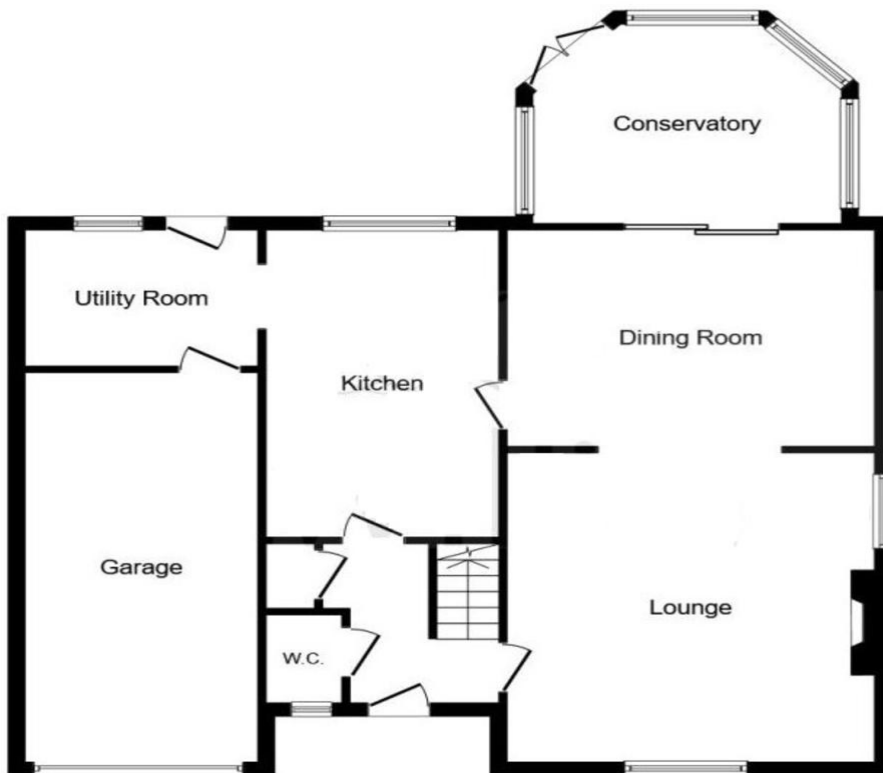
Band E



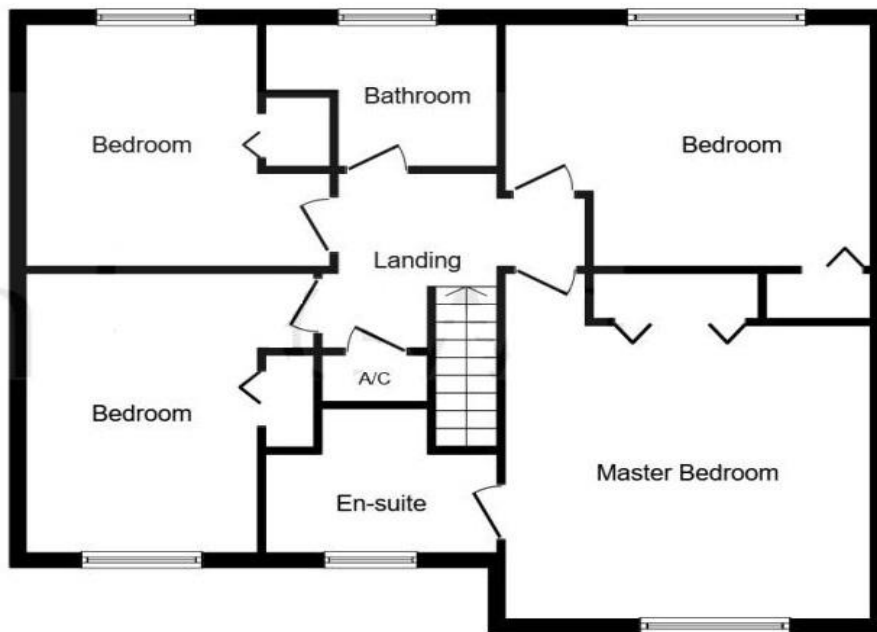
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	77 C	79 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



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



**Ground Floor**



**First Floor**

### REFERRALS

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