



4 Fern Drive,

North Walsham, NR28 9XQ

- Well Presented End Terrace House
- Two Bedrooms, Garden Room
- Attractive Cottage-Style Garden
- Driveway Parking for Two vehicles

£220,000

EPC Rating 'tbc'





Property Description

A well presented end terrace house located in a cul de sac position, the property is arranged to provide extended two bedroom accommodation including a garden room with warm roof, a well-fitted kitchen, 15'2 lounge, entrance porch and a first floor shower room with neutral white suite.

In addition, the house benefits from uPvc sealed unit double glazing, gas fired central heating, driveway parking for at least two vehicles, and a wonderful south-facing cottage style garden with patio and a number of timber store 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

Panelled front entrance door opening to:

Porch

Laminate wood flooring, double glazed window to side, door leading to:

Lounge

15' 2" x 12' 4" (4.62m x 3.76m)

Double glazed window to front, two radiators, laminate wood flooring, electric fire with surround and hearth, staircase to first floor, coved and textured ceiling, opening leading through to:

Kitchen

12' 5" x 8' (3.78m x 2.44m)

Fitted with a range of matching base cupboards, drawers, wall cupboards and glass fronted display cabinets, roll top work surfaces with tiled splash backs, inset ceramic single drainer 1.5 bowl sink unit with mixer tap.



Built-in electric oven and hob with stainless steel extractor hood over, cupboard housing wall mounted gas fired boiler, integrated dishwasher, space for fridge/freezer, space and plumbing for automatic washing machine, radiator, tiled floor, double glazed window and part glazed door leading to:

Garden Room

11' 10" max x 9' 3" (3.61m max x 2.82m)

Double glazed windows to side and rear, Velux roof light, laminate wood flooring, two radiators, warm roof, door to side leading out to the garden.



Landing

Doors to bedrooms and shower room, built-in storage cupboard, radiator, coved and textured ceiling.

Bedroom

11' 7" x 9' 3" (3.53m x 2.82m)

Double glazed window to front, radiator, built-in wardrobe, coved and textured ceiling.

Bedroom

11' 7" x 6' 3" (3.53m x 1.91m)

Double glazed window to rear, radiator, coved and textured ceiling with access to loft space.





Shower Room

7' 6" max x 6' (2.29m x 1.83m)

Matching white suite comprising wash hand basin with mixer tap and cupboard under, close coupled WC, shower cubicle with fully tiled surround, heated towel rail, double glazed window to rear, coved and textured ceiling.

Outside

To the front of the property, the garden has been gravelled for ease of maintenance, and this continues to the side where the driveway provides off road parking space for two vehicles.

There is gated access through to the rear garden, which enjoys a lovely sunny southerly aspect, and includes a paved patio area, a variety of established shrubs, a winding paved and gravelled pathway, and a number of timber store sheds.



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.





General Information

Viewings

By arrangement with the agents, Acorn Properties

01692 402019

Services

Mains gas, electricity, water and drainage connected

Tenure

Freehold

Possession

Vacant possession on completion

Council Tax Band

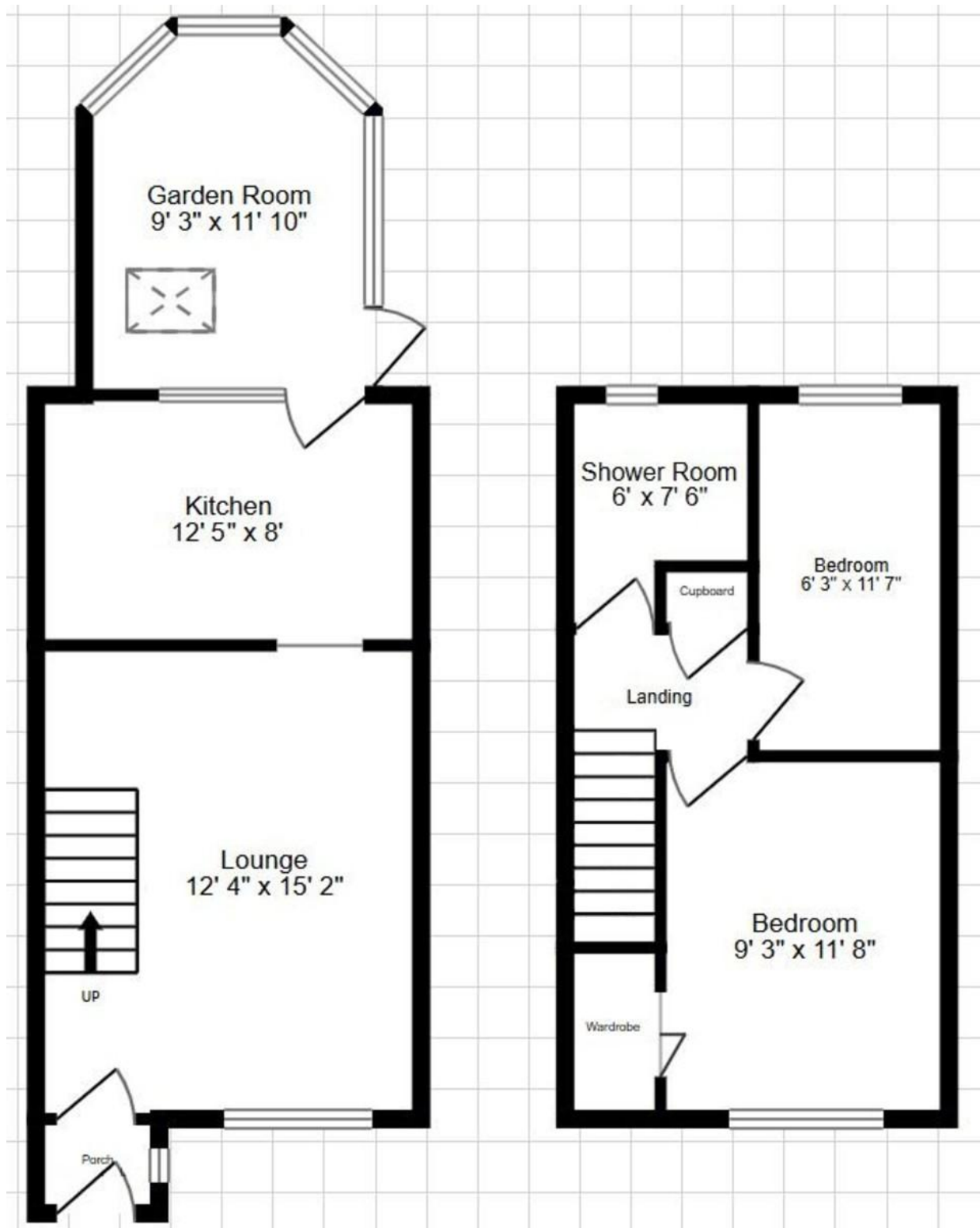
Band B

Directions

From the top of the Market Place turn left into New Road and at the sharp right hand bend turn left again into Pound Road. Turn right at the crossroads into Manor Road and continue into Brick Kiln Road. Take the left hand turning into Foxglove Close and then turn right into Fern Drive where you will find the property on the right hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	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)



29-30 Market Place
North Walsham
Norfolk
NR28 9BS

www.acornprop.co.uk
team@acornprop.co.uk
01692 402019

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.