



21 Princes Street

North Walsham, NR28 0HX

- Mid Terraced Family Home
- Three Generous Bedrooms
- Modern Kitchen and Bathroom
- Enclosed Southerly Aspect Garden

£225,000

EPC Rating 'D'





Property Description

A mid terrace family home situated in a cul de sac position, the property provides three bedroom accommodation including a Generous lounge overlooking the garden, modern fitted kitchen, ground floor cloakroom, and three bedrooms served by a contemporary first floor bathroom. Additional benefits include gas fired central heating to radiators, Upvc sealed unit double glazed windows and exterior doors, a number of built-in storage cupboards, an enclosed rear garden & off road parking to the front.

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 and 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



HALLWAY

Radiator, staircase rising to first floor, built-in cupboard housing electric meters, further built-in storage cupboard.

CLOAKROOM

Comprising of a close coupled dual flush wc, radiator, opaque UPVC double glazed window.

LOUNGE

22' 11" x 10' 11" (6.99m x 3.33m) UPVC double glazed window to rear aspect, radiator, television point, picture rail, UPVC double glazed door to rear garden.



KITCHEN

14' 5" x 7' 11" (4.39m x 2.41m) Fitted with a comprehensive range of shaker style base and wall mounted units comprising cupboards and drawers, composite work surface with inset one and a half bowl ceramic sink, plumbing and space for washing machine, space and point for electric/gas range style cooker with splash back and cooker hood above, further under counter appliance space, radiator, UPVC double glazed windows.

FIRST FLOOR LANDING

Access to all rooms, built-in airing cupboard with gas fired combination boiler, UPVC double glazed window, Pine balustraded handrail.



BEDROOM ONE

12' x 11' (3.66m x 3.35m) Radiator, UPVC double glazed window to rear aspect, picture rail.

BEDROOM TWO

10' 6" x 11' (3.2m x 3.35m) Radiator, UPVC double glazed window to rear aspect, picture rail, hatch to loft space.

BEDROOM THREE

9' x 8' 1" (2.74m x 2.46m) Radiator, UPVC double glazed window to front aspect, built-in storage cupboard, further fitted wardrobe cupboard with hanging space and shelving, picture rail.

BATHROOM

Fully tiled walls with contemporary styling and fitted with a modern suite comprising of a double shower enclosure with glazed screen and dual head electric shower fitted, vanity unit with cupboard under, inset wash hand basin and lit mirror over, concealed cistern wc, heated towel radiator, UPVC double glazed window.





FRONT GARDEN

Front Laid to brick weave with shrub borders and low Level brick walling.

REAR GARDEN

Laid to lawn with paved patio and established shrub borders enclosed by fencing , Southerly aspect, gated rear access, further timber shed and summer house.

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.



Viewings

By arrangement with the agents, Acorn Properties

☎ 01692 402019

Services

Mains Electricity, Gas, Water & Drainage

Tenure

Freehold

Possession

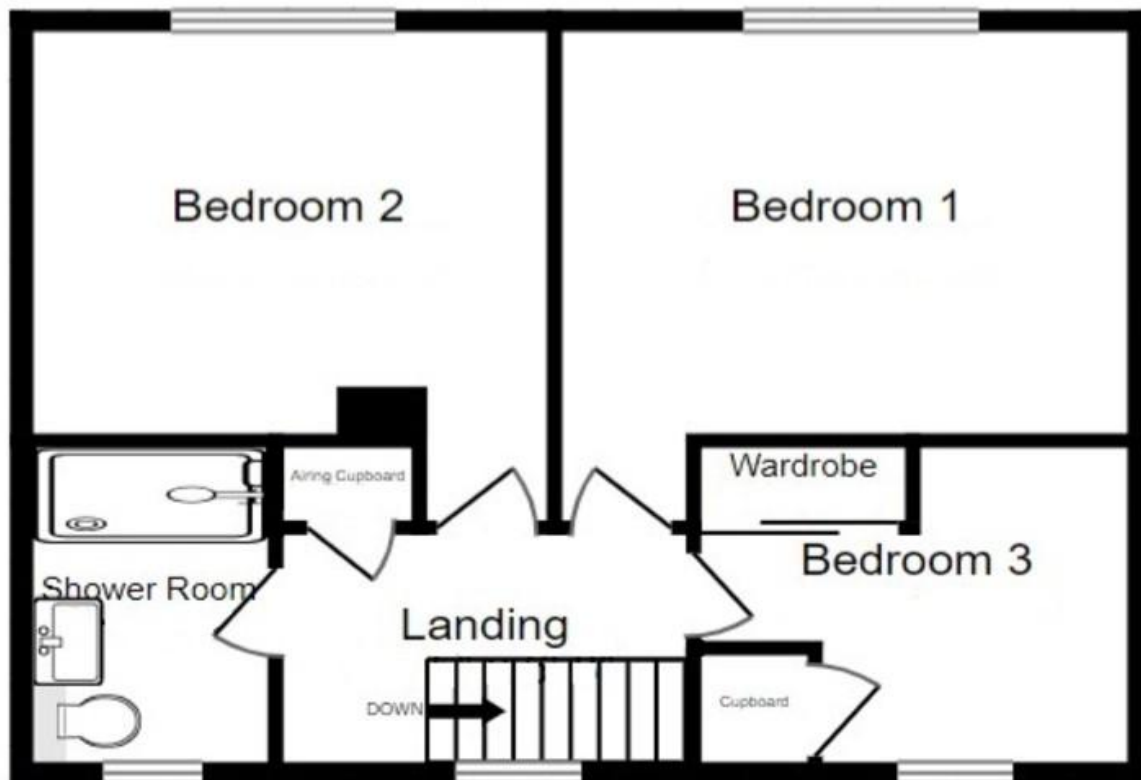
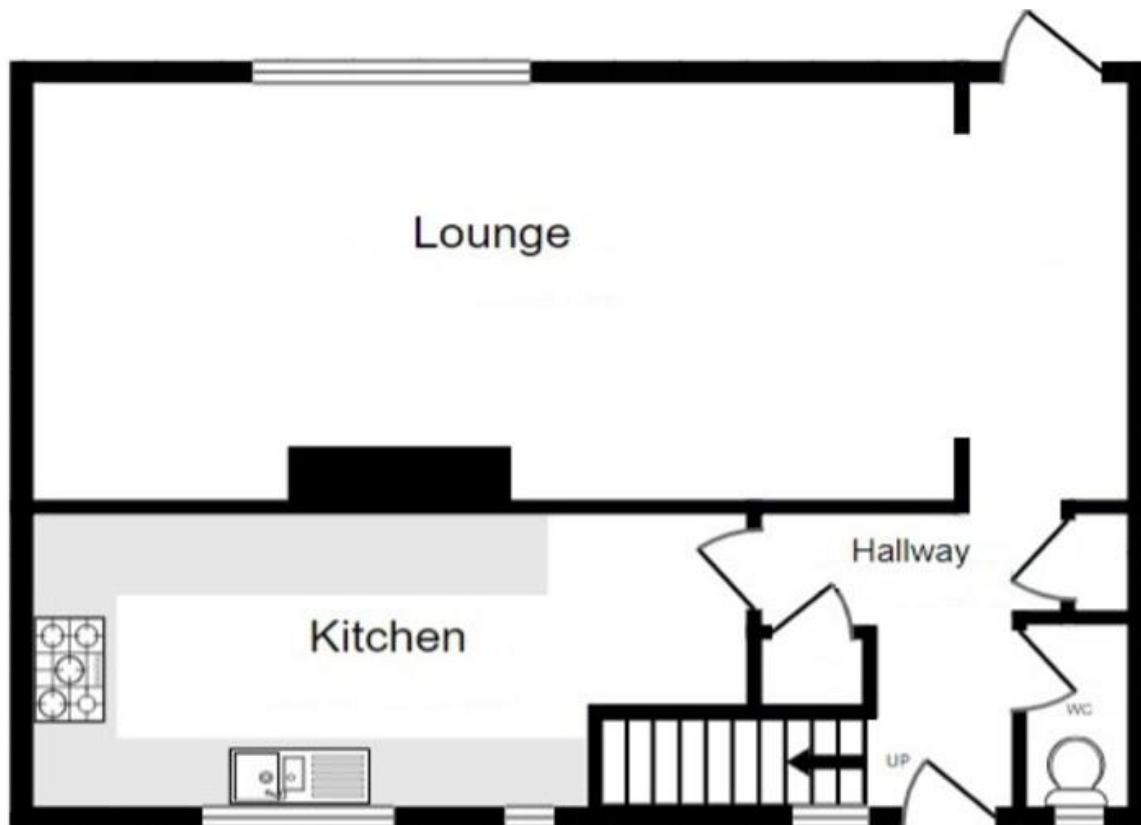
Vacant possession on completion

Council Tax Band

Band B



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.