



13 Manor Road,
Spa Common, NR28 9LH

- Detached Four Bedroom House
- Located just outside North Walsham
- In Need of Modernisation
- Fifth of an Acre Plot (STMS)

£279,950

EPC Rating 'TBC'





Property Description

A detached four bedroom house situated within the rural hamlet of Spa Common, just outside the north-Norfolk market town of North Walsham, the property occupies a generous fifth of an acre plot (subject to measured survey) and would benefit from modernisation throughout

The accommodation includes two reception rooms (one with a wood burner), a fitted kitchen with wood-fronted units, a large ground floor family bathroom with four piece suite, a useful walk-in store room and a side lobby which leads out to the rear garden.

Other benefits include uPvc sealed unit double glazing, central heating to radiators, a number of built-in storage cupboards and a gravelled driveway to the front providing ample off road parking space

The rear garden is a particular feature, measuring approximately 120' long, with a range of outbuildings and store sheds. Overall, the property and grounds have huge potential for the right purchaser.



Location

Spa Common is a small rural hamlet located just outside the popular Norfolk town of North Walsham and within walking distance of schools.

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 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

UPvc sealed unit double glazed front entrance door opening to:

Entrance Porch

Single glazed windows to each side, tiled floor, panelled and part-glazed door leading to:



Hall

Staircase to first floor, doors to sitting room and dining room.

Sitting Room

12' 7" x 12' (3.84m x 3.66m) Wood burner set in open fireplace with tiled hearth, radiator, wall light points, uPvc sealed unit double glazed window to front, door opening to:

Lobby

Under-stairs storage cupboard, opening to kitchen, textured ceiling, opening leading through to:

Dining Room

12' 1" x 12' (3.68m x 3.66m) UPvc sealed unit double glazed window to front, radiator, textured ceiling, sliding door leading to:

Store Room

11' 8" x 5' (3.58m x 1.52m) UPvc sealed unit double glazed window to side.

Kitchen

16' 2" x 7' (4.93m x 2.13m) Fitted with matching wood fronted base units and wall cupboards, roll top work surfaces with tiled splash backs, inset single drainer double bowl sink unit with mixer tap, space for cooker.

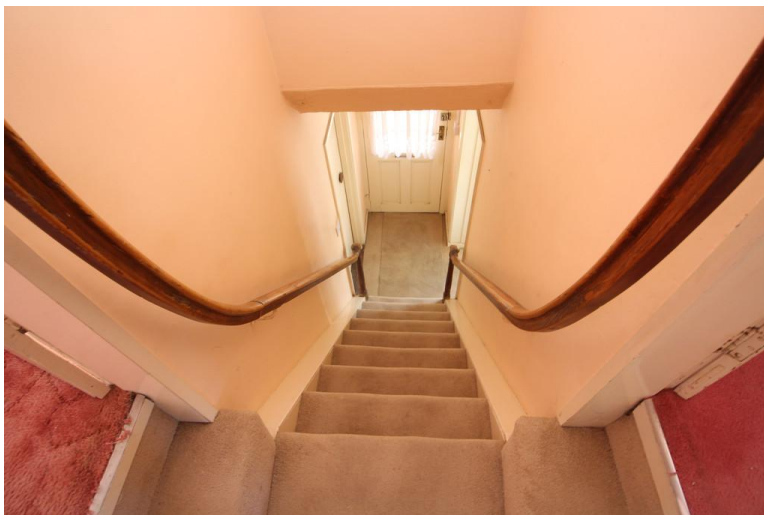




Space and plumbing for automatic washing machine, space for fridge/freezer, tiled floor, radiator, uPvc sealed unit double glazed window to rear, floor-standing central heating boiler, textured ceiling, door to side lobby, door opening to:

Bathroom

12' 4" x 7' (3.76m x 2.13m) Four piece suite comprising pedestal wash hand basin, close coupled WC, panelled bath with shower mixer tap, shower cubicle with fully tiled surround, remaining walls half tiled, radiator, wall mounted fan heater, uPvc sealed unit double glazed windows to rear, coved and textured ceiling.



Side Lobby

11' 6" x 2' 8" (3.51m x 0.81m) UPvc sealed unit double glazed doors to front and rear, textured ceiling.

Landing

Doors to bedrooms, access to loft space.

Bedroom

12' 6" x 12' (3.81m x 3.66m) UPvc sealed unit double glazed window to front, built-in storage cupboard, radiator, fitted drawers and dressing table, textured ceiling.

Bedroom

12' 4" x 12' (3.76m x 3.66m) UPvc sealed unit double glazed window to front, radiator, built-in storage cupboard, fitted drawers, textured ceiling.



Bedroom

12' 4" x 7' (3.76m x 2.13m) UPvc sealed unit double glazed window to rear, radiator.

Bedroom

12' 9" x 7' (3.89m x 2.13m) UPvc sealed unit double glazed window to rear, built-in airing cupboard housing hot water tank.

Outside

To the front of the property a large, gravelled driveway provides off road parking behind established hedging. There is gated access to the side of the house, which leads through to the rear garden.

The generous rear garden is approximately 120' long, comprising a paved patio area and pond, a range of outbuildings and store sheds, greenhouse, poly tunnel, various lawned sections with well established flower and shrub borders, and a selection of trees, including fruit trees. The oil tank is located just behind the store room on the left-hand side of the house.





General Information

Viewings

By arrangement with the agents, Acorn Properties

☎ 01692 402019

Services

Mains electricity and water.

Tenure

Freehold

Possession

Vacant possession on completion

Council Tax Band

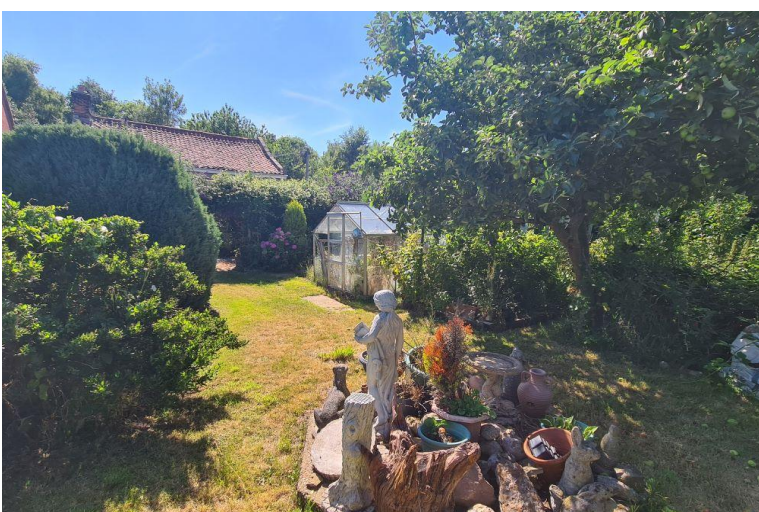
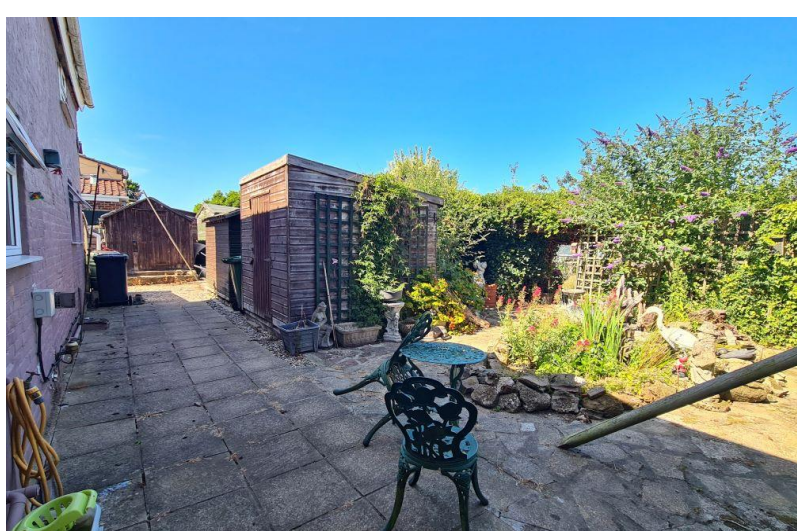
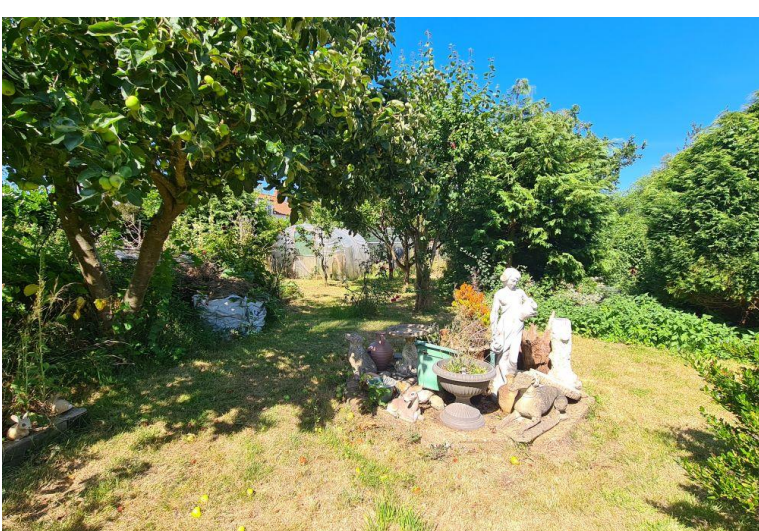
Band C

Directions

From North Walsham Market Place turn left into New Road, and left again at the sharp right hand bend into Pound Road. Turn right at the cross roads into Manor Road and then take the first left to stay on Manor Road, which leads to Spa Common. The property can be found on the left hand side.

EPC Graph

Awaiting EPC Graph



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.

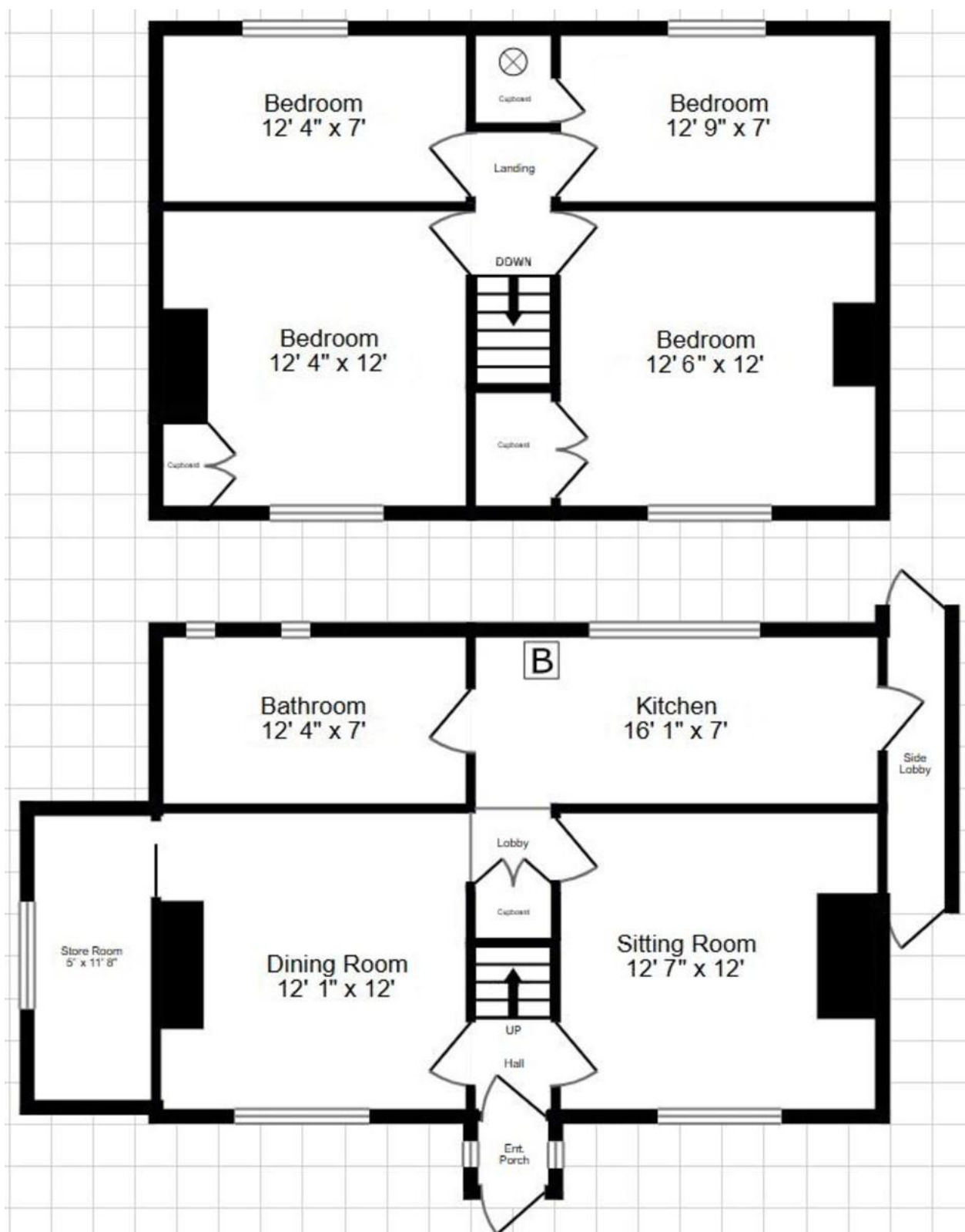
If a referral to our trusted local solicitors is successful, Acorn Properties receive a referral fee of £100 - £180 following the successful completion of the relevant sale or purchase. There is no obligation for any of our clients to use our recommended solicitors, but we find the existing relationships we have with these firms can be beneficial to all parties.

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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.

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.