



The Old Drill Hall, Wilsons Yard, 18 Kings Arms Street, North Walsham, NR28 9JX

- Linked-Detached Town Centre Bungalow
- Three Bedrooms, Two Reception Rooms
- Attached Garage and Workshop
- Off Road Parking for Several Vehicles

£260,000

EPC Rating 'TBC'





Property Description

A spacious linked-detached property, currently single storey, situated in the centre of the town, mainly dating from the early 20th century when it was built as a Territorial Army drill hall. It has more recently been used as the local registry office.

Now rearranged for Residential occupation configured to provide 3 double bedrooms, 2 reception rooms, a kitchen breakfast room, study, store rooms and two WCs, the accommodation could be arranged differently to suit an individual owner if required. A shower room has been installed since the change of use, accessible from the third bedroom but most buyers will wish to install a bathroom, for which there are several possible locations. Large roof spaces offer further potential.

There is ample parking to the front and rear of the property and the currently small area of the plot used as garden could be much enlarged if so desired. A large workshop and garage adjoin the property at the rear.

The property is offered for sale with no onward chain.

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.

The property stands back from King's Arms St approached over a private road. It adjoins the wooded grounds of Paston College to the West.



Accommodation

Front entrance door opening to:

Entrance Hallway

Single glazed windows to front, radiator, doors to bedrooms, reception rooms, and WC.

Living Room

18' 7" x 17' 7" (5.66m x 5.36m)

Single glazed window to rear, radiator, doors to second reception room and kitchen/breakfast room.

Sitting Room

17' 4" x 10' 11" (5.28m x 3.33m)

Radiator, door opening to:

Store Room

9' 10" x 9' 3" (3m x 2.82m)

Radiator, extractor fan.

Kitchen/Breakfast Room

An irregular shaped room with fitted kitchen base units and wall cupboards, roll top work surfaces with tiled splash backs, inset single drainer stainless steel sink unit with mixer tap, space for under-counter appliance, breakfast bar with electric heater under, built-in cupboard housing electric central heating, double glazed window and door to side leading out to the rear garden/driveway, door opening to:

WC

5' 9" x 4' 4" (1.75m x 1.32m)

Pedestal wash hand basin with tiled splash back, close coupled WC, electric heater, extractor fan.

Study/Store

6' 9" x 6' (2.06m x 1.83m)

Bedroom 1

19' 5" x 11' 10" (5.92m x 3.61m)

Two single glazed windows to side, two radiators, high ceiling.

Bedroom 2

18' 7" x 8' 3" (5.66m x 2.51m)

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PROTECTED



Double glazed windows to side and rear, radiator, high ceiling with access hatch to boarded loft.

Bedroom 3

14' x 8' 3" (4.27m x 2.51m)

Double glazed window to side, radiator, high ceiling, door opening to:

Shower Room

5' 7" x 3' 4" (1.7m x 1.02m)

Shower cubicle with shower-board surround, extractor fan, high ceiling.

WC

6' 10" x 6' 6" (2.08m x 1.98m)

Two single glazed windows to front, wall mounted wash hand basin with mixer tap, close coupled WC, radiator, extractor fan, high ceiling.

Roof Space

The large roof space has clear further potential, subject to regulatory approvals, to provide first floor accommodation. Part has a large ridge roof light and is currently unfloored. At the north end accessed from bedroom 2 there is a loft room 14'6" x 9'6" (4.42m x 2.90m) (to mid eaves), with a boarded floor and gable window.



Outside



The property is set slightly back from Kings Arms Street, accessed by a timber gate, which opens into the front drive area. The driveway continues along the right-hand side of the bungalow and around to the rear, where there is off road parking space for several vehicles.

Adjoining the rear of the property is a 19' 4" x 8' 1" (5.89m x 2.46m) workshop, with door leading to a 12' 2" x 5' 7" (3.71m x 1.70m) store room.

The double garage adjoins the rear of the workshop, measuring 18' 7" x 14' 1" (5.66m x 4.29m) accessed via large double doors.

Agents Note

The property was acquired by the vendors to protect their garden to the north against inappropriate development or a noisy commercial use. It will be sold subject to a covenant restricting its use to a dwelling in single family occupation (to include an annex for a carer or dependant if required). Any new first floor accommodation (excepting the existing loft room) should not have windows facing north.





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

Directions

On foot from the Market Place, head into Kings Arms Street and the property can be found part way down on the right-hand side, set slightly back from the road.

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.

EPC Graph

Awaiting EPC Graph

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

