



**11a Skeyton New Road,**  
North Walsham, Norfolk, NR28 0BU

- Spacious Detached Bungalow
- Three Bedrooms (One Ensuite)
- Walking Distance of Town Centre
- Offered with No Onward Chain

**£325,000**

EPC Rating 'D 66'







## Property Description

This detached bungalow is located just a short walk from North Walsham town centre and is offered for sale with the benefit of no onward chain.

The property offers three bedrooms (each with built-in wardrobes), including a main with ensuite, a 21ft triple-aspect living room, fitted kitchen/breakfast room and a modern family bathroom.

Outside, there is off-road parking provided on the gravelled driveway, a single garage and an attractive enclosed garden.

**Agent's Note:** In accordance with the requirements of the Estate Agents Act 1979 it is hereby declared that the vendor of this property is related to a member of Acorn Properties staff.





## 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

UPvc sealed unit double glazed front entrance door opening to:

### Entrance Lobby

Carpeted lobby with a textured ceiling and a glazed door leading to:

### Hallway

Carpeted hallway, coved and textured ceiling, access to the loft space, radiator and a large cupboard space and a airing cupboard.

### Living Room

21' 1" x 15' 3" (6.43m x 4.65m)

Carpeted, triple aspect, electric fire, radiators, tv point, coved and textured ceiling and a serving hatch through to the kitchen.

### Kitchen/Breakfast Room

12' 6" x 12' 11" (3.81m x 3.94m)

Laminate flooring, spotlights, wall and base units, radiator, coved ceiling, tv point.

### Conservatory

Polycarbonate roof, uPvc sealed unit double glazed windows to the side and the rear, door to side leading onto the patio area.





### Main Bedroom

9' 10" x 13' 1" (3m x 3.99m)

Carpeted flooring, coved and textured ceiling, radiator, built-in wardrobe and a door leading to

### Ensuite

7' 9" x 3' 10" (2.36m x 1.17m)

Carpeted floor, enclosed shower unit, toilet and sink

### Bedroom

11' 0" x 9' 7" (3.35m x 2.92m)

Carpeted floor, radiator, coved and textured ceiling and a built in wardrobe.



### Bedroom/Dining Room

8' 8" x 11' 1" (2.64m x 3.38m)

Carpeted flooring, radiator, coved and textured ceiling built in wardrobe or storage space.

### Bathroom

7' 6" x 5' 9" (2.29m x 1.75m)

Concealed cistern toilet, wash hand basin, bath with overhead shower, tiling to walls, radiator.



## Outside

Shingled driveway to front with off-road parking and single garage.

The majority of the garden is to the west of the bungalow, incorporating well-stocked shrub borders around a central lawn. To the rear there is a paved courtyard area and a timber garden shed.







## General Information

### Viewings

By arrangement with the agents, Acorn Properties

**01692 402019**

### Services

Mains gas, electricity and water

### Tenure

Freehold

### Possession

Vacant possession on completion

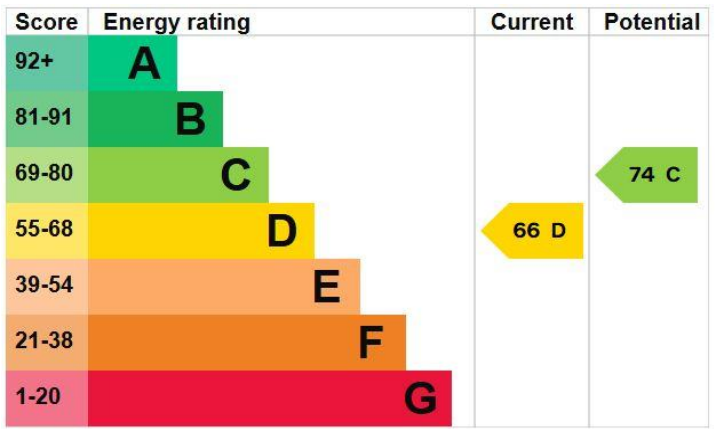
### Council Tax Band

Band C

### Directions

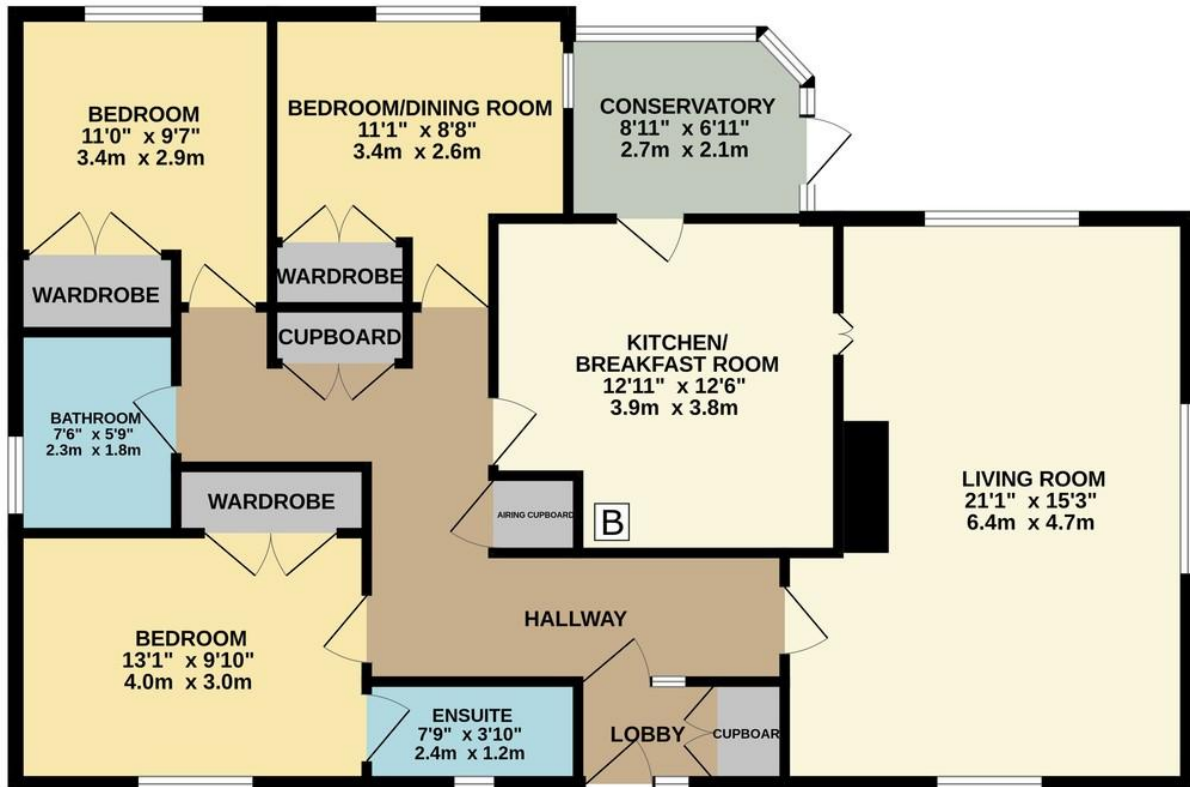
On foot from the Market Place, walk down into Market Street, and turn left into Aylsham Road. Continue under the two bridges and turn left into Skeyton New Road, where the property can be found on the left-hand side.

### EPC Graph



## Floor Plan

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



## Referrals

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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.

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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.