



11 Alder Close,
North Walsham, NR28 0UT

- Modern Mid Terraced House
- Edge of Town Cul De Sac Location
- Two Bedrooms, UPvc Conservatory
- Enclosed Rear Garden, Single Garage

£190,000

EPC Rating 'D 67'





Property Description

A well situated mid terrace house enjoying an enclosed south-east facing garden, with a single garage and additional parking space.

The property, which is offered for sale with no onward chain, provides two bedroom accommodation including a fitted kitchen with built-in oven and hob, 15'6 lounge, generously sized uPvc conservatory overlooking the garden and a first floor shower room.

Further benefits include gas fired central heating to radiators, uPvc sealed unit double glazed windows and panel effect interior doors.

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 and part-glazed front entrance door opening to:

Entrance Hall

6' 7" x 3' 9" (2.01m x 1.14m) Laminate wood flooring, radiator, dado rails, coved and textured ceiling, panel effect door leading to lounge, opening to:

Kitchen

8' 4" x 7' 8" (2.54m x 2.34m) Fitted with matching base units and wall cupboards, roll top work surfaces with tiled splash backs, inset single drainer stainless steel sink unit with mixer tap, wall mounted gas fired boiler, built-in oven and hob, space and plumbing for automatic washing machine and dishwasher, space for fridge/freezer, window to front, coved ceiling.

Lounge

15' 6" x 11' 10" (4.72m x 3.61m) Laminate wood flooring, radiator, dado rails, staircase to first floor, sliding patio door leading to:

Conservatory

8' 7" x 7' 1" (2.62m x 2.16m) Windows to side and rear, polycarbonate roof, laminate wood flooring, French doors opening to the rear garden.

Landing

Panel effect doors to bedrooms and shower room, textured ceiling.

Bedroom 1

11' 11" x 11' 10" (3.63m x 3.61m) Window to rear, radiator, laminate wood flooring, TV aerial point, textured ceiling.

Bedroom 2

12' 1" x 5' 8" (3.68m x 1.73m) Window to front, radiator, textured ceiling with access to loft space.

Shower Room

8' 5" max x 5' 9" (2.57m x 1.75m) Re-fitted with matching white suite comprising pedestal wash hand basin with mixer tap and tiled splash backs, close coupled WC, walk-in shower with fully tiled surround, window to front, heated towel rail, shaver point, built-in cupboard, textured ceiling with extractor fan.





Outside

To the front of the house, the garden has been mostly laid to lawn, with a paved pathway leading up to the main front entrance door.

The single garage is the right hand side of the pair located just to the west of the house, and there is a block-paved parking space in front for one vehicle.

The fully enclosed rear garden enjoys a sunny south-easterly aspect. While it would benefit from some attention, it is a good size, including a central lawn and timber decking.



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.

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 Market Place head into Kings Arms Street. Turn right on to Norwich Road, turn right again at the traffic lights on to the A149, and then continue on to the B1145. Turn right on to Lyngate Road and then turn left onto the Mundesley Road. Take the right hand turning into Swafeld Rise and turn right into Mayfield Way, At the junction turn left into Acorn Road and then at the top of the road turn left into Alder Close, where the property is on the left-hand side.

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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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.