



1 Spa Cottage, Anchor Road, Spa Common, Norfolk, NR28 9AJ

- Charming Semi-Detached Cottage
- Providing 3 Bedroom Accommodation
- Set in Semi-Rural Hamlet Position
- Wonderful 70' Long Cottage Garden

£325,000

EPC Rating 'E 44'





Property Description

A charming semi-detached cottage situated within the rural hamlet of Spa Common, approximately half a mile from the market town of North Walsham, and just 300 metres from the beautiful North Walsham/Dilham canal.

The property, which is beautifully presented throughout, is arranged to provide up to three bedroom accommodation (bedrooms two and three are connected) incorporating a sitting room, family kitchen, utility room and bathroom on the ground floor, with an ensuite cloakroom on the first floor, accessed from the smallest bedroom.

Benefits include oil fired central heating to radiators from a modern boiler, an open fire in the sitting room, uPvc sealed unit double glazing, a wonderful 70' long cottage garden providing a high degree of privacy and a timber workshop/garage plus additional off road parking.

The property is offered for sale with no onward chain.



Location

Spa Common is a small hamlet located just outside 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 leading to:

Entrance Lobby

Staircase to first floor, panelled doors to sitting room and kitchen/dining room.

Sitting Room

13'2 x 11'3 (4.02m x 3.44m). UPvc sealed unit double glazed window to front, radiator, built-in under-stairs storage cupboard, open fire with cast iron surround and tiled hearth, wall light points.

Kitchen/Dining Room

12'5 x 11'9 (3.78m x 3.60m). Fitted base units and wall cupboard, work surfaces with tiled splash backs, inset butler sink unit with mixer tap, wood burner set on raised hearth, space for dining table and chairs, uPvc sealed unit double glazed windows to front, tiled floor, door opening to:

Utility Room

11'2 x 6'2 (3.41m x 1.90m). Fitted work surface with inset butler sink and mixer tap, space and plumbing for automatic washing machine, built-in pantry cupboard, tiled floor, uPvc sealed unit double glazed window to rear, radiator, doors to rear porch and to:

Bathroom

7'7 x 6'3 (2.32m x 1.90m). White suite comprising pedestal wash hand basin with tiled surround, low level WC and panelled bath with shower over and tiled surround, heated towel radiator, uPvc sealed unit double glazed window to rear.



Rear Porch

UPvc sealed unit double glazed windows to side and rear, door leading to outside.

First Floor Landing

Panelled doors to bedrooms 1 and 2.

Bedroom 1

14' max x 12' (4.27m max x 3.65m). Two uPvc sealed unit double glazed windows to front, radiator, former fireplace (currently boarded-up), built-in cupboard, access to loft space, coved ceiling.

Bedroom 2

14'5 max x 12'5 (4.40m max x 3.80m). Cast iron feature fireplace, uPvc sealed unit double glazed window to front, radiator, access to loft space, door leading to:

Bedroom 3

6'2 x 10'2 max, 7'6 min (1.88m x 3.11m max, 2.28m min). UPvc sealed unit double glazed window to rear, radiator, latched door to:

Cloakroom

Pedestal hand basin with tiled splash backs, close coupled WC, uPvc sealed unit double glazed window to rear, radiator.



Outside

The property sits side-on to the road, with the wonderful cottage garden enjoying a sunny south-westerly aspect. It provides a high degree of privacy and measures approximately 70' long having been beautifully maintained by the current owners. A well stocked shrub border runs down one side, edged by wood sleepers, there is a paved patio area, lawn, a series of raised beds and a green house.

The oil tank is positioned towards the end of the garden, and a gate provides access to the timber workshop/garage, which has parking space in front. There is also a small area to the rear of the cottage, which the current Vendors have used to park a second vehicle. We understand the adjoining cottage has a pedestrian right of way over this area.





General Information

Viewings

By arrangement with the agents, Acorn Properties

☎ 01692 402019

Services

Mains electricity and water. Oil fired central heating. Private drainage (shared with neighbouring cottage)

Tenure

Freehold

Possession

Vacant possession on completion

Council Tax Band

Band B

Directions

From the top of North Walsham Market Place turn left into New road and then left again at the sharp right hand bend into Pound Road. Turn right at the crossroads and take the first left into Manor Road, which leads to Spa Common. Take the left hand turning into Anchor Road and the property is on the right-hand side.

EPC Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	44 E	
21-38	F		
1-20	G		



Summer Photo provided by Vendor



Summer Photo provided by Vendor



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.

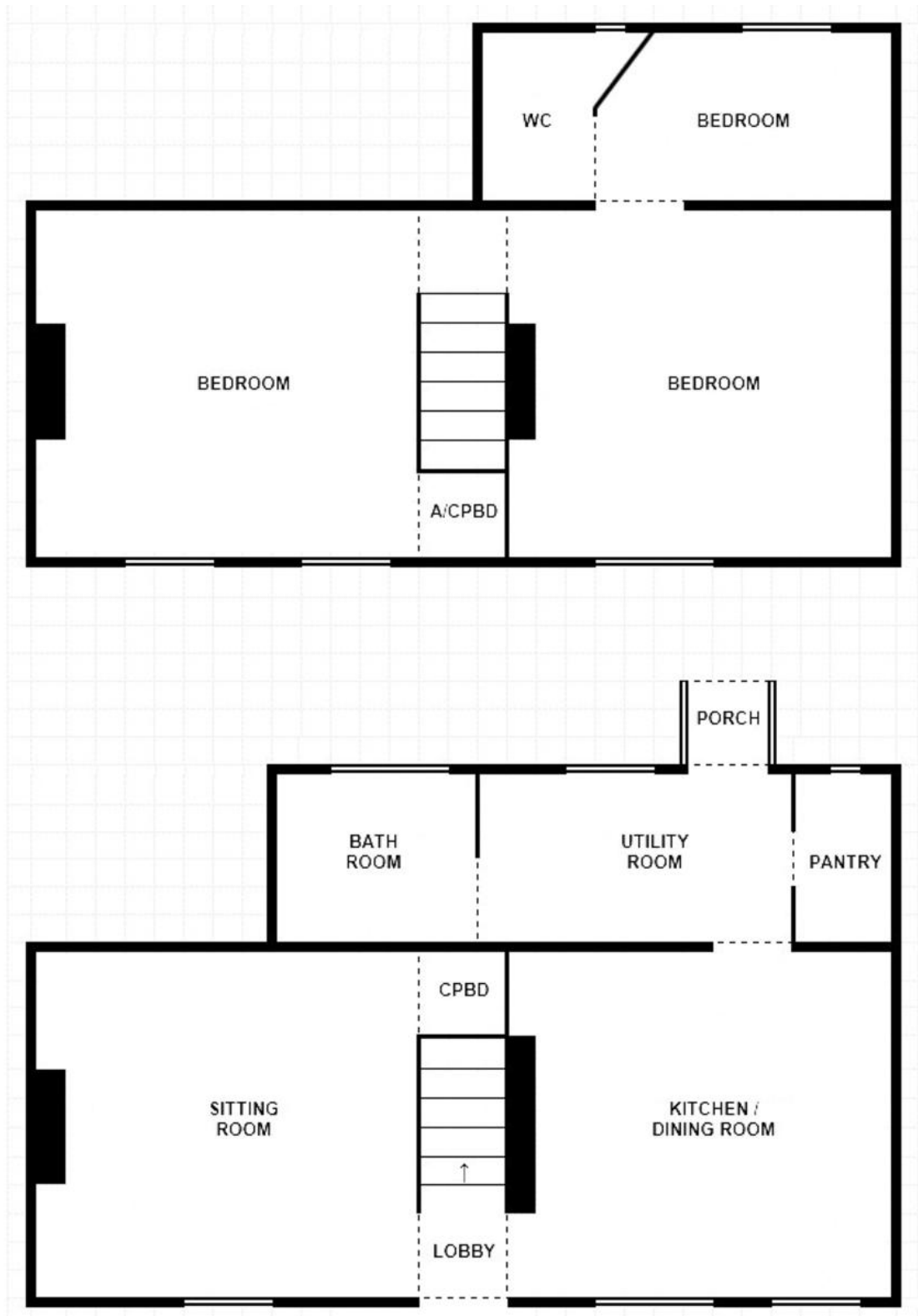
If a referral to our trusted local solicitors is successful, Acorn Properties receive a referral fee of £100 - £180 following the successful completion of the relevant sale or purchase. There is no obligation for any of our clients to use our recommended solicitors, but we find the existing relationships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