

Agents Note

Intending purchasers will be asked to provide original Identity Documentation and Proof of Address before solicitors are instructed.

We Are Here To Help

If your interest in this property is dependent on anything about the property or its surroundings which are not referred to in these sales particulars, please contact us before viewing and we will do our best to answer any questions you may have.

Directions

From North Walsham Market Place turn left into New Road and next left into Pound Road, at the cross roads by the school turn right and next left into Manor Road. The property can be found after the junction with Anchor Road on the left hand side, identified by a Watsons For Sale board.

Floor Plan



Total Area: 116.9 m² ... 1258 ft² (excluding garage)
All measurements are approximate and for display purposes only

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18 Meridian Way, Meridian Business Park,
Norwich, Norfolk, NR7 0TA

01603 619916

norwich@watsons-property.co.uk

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DRAFT DETAILS AWAITING VENDOR APPROVAL



home for sale

**13a Manor Road,
Spa Common, North Walsham, NR28 9LH**

home for sale

Guide Price

£325,000

Freehold

A super-spacious individual detached house with large garden, situated in a semi-rural hamlet position, yet close to excellent local amenities.

- Non-estate position ● Semi-rural Hamlet ● Less than a mile to town centre
- 1258 Sq Ft ● Parking and Garage ● Spacious rooms throughout
- 3 double size bedrooms ● Oil Central Heating ● Scope to improve
- 116' long rear garden ● (Ref: IH700090506X)

Viewing strictly by
prior arrangement
with the agents

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Regulated by RICS



Location

Spa Common lovely semi-rural hamlet situated on the Western edge of North Walsham which enjoys a truly "village" atmosphere. Close to open countryside, Spa Common invites its residents to escape the hustle and bustle of daily life without straying far from the conveniences of North Walsham.

The local infant/junior schools are just a half-mile walk, and within a mile you will find the towns attractive Market Place and a choice of supermarkets.

North Walsham offers a wide variety of shopping facilities, High School and Sixth Form college, Doctors' surgeries and a Cottage Hospital. There are regular bus and trains services to North Norfolk, The Broads and to the city of Norwich, with its onward connections to London Liverpool Street.

Description

This "generous" detached house offers extra space wherever you look. All 3 bedrooms are good size doubles, the bathroom is huge and the living room, kitchen and cloakroom on the ground floor re comfortably spacious, There is plenty of drive and parking at the front, the rear garden extends approx 116' and even the garage has a little bit of extra width at 9'7".

Other points of interest include the spacious hall with turning staircase, open fireplace in the sitting/dining room and an attractive outlook at the front and rear. There is scope of updating and adding value however, central heating boiler has recently been serviced and electrics certified in the last couple of years.

A highly recommended purchase opportunity.

The accommodation comprises. Recessed entrance door with glazed side panel to:

Reception Hall

16' 0" x 3' 5" (4.88m x 1.04m) plus stairwell Alcove with turning stairs to the first floor and open storage area beneath, telephone point, coved ceiling, central heating control, radiator.

Cloakroom

6' 3" x 5' 10" (1.91m x 1.78m) 2 piece suite comprising, low level WC, wash basin in vanity unit with cupboard beneath, part-ceramic wall tiles, light/shaver point, coved ceiling, radiator, front aspect double glazed window.

Sitting/Dining Room

21' 5" x 13' 0" (6.53m x 3.96m) Open fire with exposed brick surround, tiled hearth and wooden mantle, wooden shelf with cupboards beneath, TV point, coved ceiling, two radiators, front aspect double glazed window and sliding patio doors to the rear garden.

Kitchen/Breakfast Room

13' 9" x 10' 4" (4.19m x 3.15m) Fitted with a matching range of wooden fronted base and wall units, roll edge worksurface with inset single drainer sink with mixer tap, inset four ring electric hob with extractor over, built-in electric oven, tiled splashback, space and plumbing for automatic washing machine, space for fridge under worksurface, tiled flooring, coved ceiling, radiator, two rear aspect double glazed windows and glazed door to the rear garden.

First Floor

Landing

Access hatch to loft space, side aspect double glazed window on stairs.

Bedroom 1

13' 9" x 10' 4" (4.19m x 3.15m) Fitted wardrobes and cupboards, TV point, coved ceiling, radiator, rear aspect double glazed window.

Bedroom 2

13' 0" x 10' 2" (3.96m x 3.1m) Fitted wardrobes and cupboards, TV point, coved ceiling, radiator, rear aspect double glazed window.

Bedroom 3

12' 11" x 10' 10" (3.94m x 3.3m) TV point, coved ceiling, radiator, front aspect double glazed window.

Spacious Bathroom

11' 11" to bay x 11' 1" (3.63m x 3.38m) from basin to shower 4 piece suite comprising, low level WC, wash basin in vanity with cupboard beneath, twin grip panelled bath, recessed shower cubicle with electric shower and tiled drying alcove, ceramic wall tiles, light/shaver point, coved ceiling, radiator, front aspect double glazed window. Walk-in eves cupboard (4'10" x 4') and walk-in airing cupboard (4'11 x 4'9") housing the factory lagged hot water cylinder and shelving.

Outside

The front has a brickweave drive/parking area, walled to the neighbouring properties with two brick built planted raised beds. Single integral garage 4.98m x 2.92m (16'3" in x 9'7") with up & over door, power & light and oil fired boiler.

The rear garden extends approx. 116ft (STMS) mainly laid to lawn and enclosed with timber fencing and with hedging at the end of the garden. There is a brickweave patio from the sitting/dining room from where a gated path leads to the front. Outside tap. Oil storage tank.

Local Authority/Council Tax

North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN
Tel: 01263 513811
Tax Band: C

EPC Rating

The Energy Rating for this property is D. A full Energy Performance Certificate available on request.

Services

Mains electricity and water. Septic Tank drainage.