



- Executive Detached House
- In Wonderful Rural Position
- Large Plot with Over 300' Garden
- Five Bedroom Accommodation
- Partly Converted Double Garage

Windjammer, Anchor Road, Spa Common, Norfolk, NR28 9AJ

£675,000

An executive style detached home in a wonderful rural position less than a mile from North Walsham Market Place, providing spacious five-bedroom accommodation over two floors, partly-converted double garage with office, generous plot approaching an acre (STMS) with delightful south-east facing gardens. Offered with the benefit of no onward chain.

Energy rating tbc.



Property Description

A superb detached executive style home, the property occupies a generous plot approaching an acre in size (subject to measured survey), and is situated in a wonderful rural position just outside the North Norfolk market town of North Walsham.

The spacious and versatile accommodation is arranged over two floors. On the ground floor, this includes a 19'8 sitting room with wood burner, adjoining garden room and dining room, a fitted kitchen/breakfast room, separate 9'9 utility room, cloakroom, boiler room (housing electric boiler), a spacious hallway and front and side porches.

The first floor provides five well-proportioned bedrooms (with an ensuite shower room to the primary bedroom) and a re-fitted shower room with modern white suite.

Half of the former double garage has been converted to provide a useful office/work space, and the gravelled driveway to the front of the house affords off road parking space for several vehicles, continuing down one side of the property and into a second parking area.

However, the gardens really are the star of the show, and set this property apart, measuring over 300 feet long and enjoying a sunny south-easterly aspect, with limitless scope for even the keenest of gardeners.

The property is offered for sale with no onward chain.

Location

Spa Common is a small rural hamlet located just outside the popular Norfolk town of 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 wood grain effect front entrance door opening to:

Entrance Lobby

UPvc sealed unit double glazed wood grain effect window to side, tiled floor, textured ceiling, door leading into:



Hall

UPvc sealed unit double glazed wood grain effect window to front, staircase to first floor with storage cupboard under, two radiators, dado rails, doors to living room, dining room, kitchen/breakfast room, boiler room, utility room and cloakroom, coved and textured ceiling.



Cloakroom

8' 7" x 3' 3" (2.62m x 0.99m) Pedestal hand basin with mixer tap, close coupled WC, radiator, fully tiled walls, tiled floor, uPvc sealed unit double glazed wood grain effect window to front, coved and textured ceiling.





Sitting Room

19' 8" x 13' 10" (5.99m x 4.22m) UPvc sealed unit double glazed wood grain effect windows to front and side, panelled and part-glazed double doors to dining room, wood burner set in open fireplace with brick surround and raised tiled hearth, two radiators, TV aerial points, wall lights, coved and textured ceiling, uPvc sealed unit double glazed wood grain effect French doors to:

Garden Room

11' 11" x 9' 8" (3.63m x 2.95m) UPvc sealed unit double glazed wood grain effect windows to side and rear, French doors to side leading onto patio area, electric radiator.

Dining Room

9' 10" x 9' 5" (3m x 2.87m) UPvc sealed unit double glazed wood grain effect window to rear, radiator, coved and textured ceiling, door to hall.

Kitchen/Breakfast Room

15' 8" x 9' 8" (4.78m x 2.95m) Fitted with a range of matching gloss finish base cupboards, drawers, wall cupboards, and tall larder cupboard, roll top work surfaces with tiled splash backs, built-in NEFF electric eye level oven, inset 4 ring Bosch gas hob unit, radiator, laminate wood flooring, uPvc sealed unit double glazed wood grain effect windows to side and rear, coved and textured ceiling, door leading to:

Side Porch

7' 5" x 5' 9" (2.26m x 1.75m) Fitted base cupboards and matching wall cupboard, roll top work surface, tiled floor, textured ceiling, wood framed double glazed windows to front and rear, panelled and part-glazed door to front, uPvc sealed unit double glazed wood grain effect door to rear leading to garden.



Boiler Room

UPvc sealed unit double glazed wood grain effect window to side, floor-standing Fischer electric boiler, textured ceiling.

Utility Room

9' 8" x 8' 7" (2.95m x 2.62m)

UPvc sealed unit double glazed wood grain effect window to front, space and plumbing for automatic washing machine, radiator, coved and textured ceiling.

First Floor Landing

Doors to all bedrooms and shower room, built-in storage cupboard, radiator, coved and textured ceiling with access to loft space.

Bedroom

15' 8" x 9' 8" (4.78m x 2.95m)

UPvc sealed unit double glazed wood grain effect window to rear, radiator, coved and textured ceiling, door to:

Ensuite

6' 6" x 2' 5" (1.98m x 0.74m)

Fully tiled walls, enclosed shower cubicle, radiator, uPvc sealed unit double glazed wood grain effect window to rear, coved and textured ceiling.

Bedroom

13' 10" x 9' 3" (4.22m x 2.82m)

UPvc sealed unit double glazed wood grain effect window to front, radiator, coved and textured ceiling.

Bedroom

10' 4" x 10' 1" (3.15m x 3.07m)

UPvc sealed unit double glazed wood grain effect window to rear, radiator, coved and textured ceiling.





Bedroom

10' 4" x 9' 8" (3.15m x 2.95m) UPvc sealed unit double glazed wood grain effect windows to front and side, radiator, textured ceiling.

Bedroom

10' 4" x 9' 7" max (3.15m x 2.92m max) UPvc sealed unit double glazed wood grain effect window to front, radiator, textured ceiling.

Shower Room

10' 4" x 6' 5" max (3.15m x 1.96m max) Matching white suite comprising pedestal wash hand basin with mixer tap, close coupled WC, enclosed shower cubicle, fully tiled walls, heated towel rail, radiator, uPvc sealed unit double glazed wood grain effect window to rear, coved and textured ceiling.



Outside

The property sits in a large plot, extending to almost an acre in total (subject to measured survey).

This includes a gravelled driveway to the front, providing off road parking space for several vehicles. The driveway continues through a gate to the right-hand side of the house, where there is a second parking area, and some timber outbuildings.

The brick double garage has been partially converted, with one half still utilised for vehicle storage, and accessed via an up and over door, with a window to the rear.

The other half is split into a 10' 2" x 5' 1" (3.1m x 1.55m) lobby with electric night storage heater and window to front, and a 11' 4" x 10' 2" (3.45m x 3.1m) office/workspace, with an electric radiator and a window to one side.

The extensive gardens are a particular feature of the property, enjoying a sunny south-easterly aspect. Immediately to the rear of the house is a large, paved patio area, and adjoining this a large, slightly raised pond.

A couple of steps lead down onto the first of many lawned areas, with a number of flower and shrub borders. The various lawns interconnect as you continue down the garden, and are bordered by established hedging, well stocked flower and shrub borders and a selection of mature trees. There is also a greenhouse and a large growing area. By the time you reach the very bottom of the garden, you are looking at a wonderful tree lined backdrop.

The sheer amount of outside space is fantastic and is a delight for any keen gardener.

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.






Awaiting EPC Graph



General Information

Viewings

By arrangement with the agents, Acorn Properties

 **01692 402019**

Services

Mains electricity and water connected

Tenure

Freehold

Possession

Vacant possession on completion

Council Tax Band

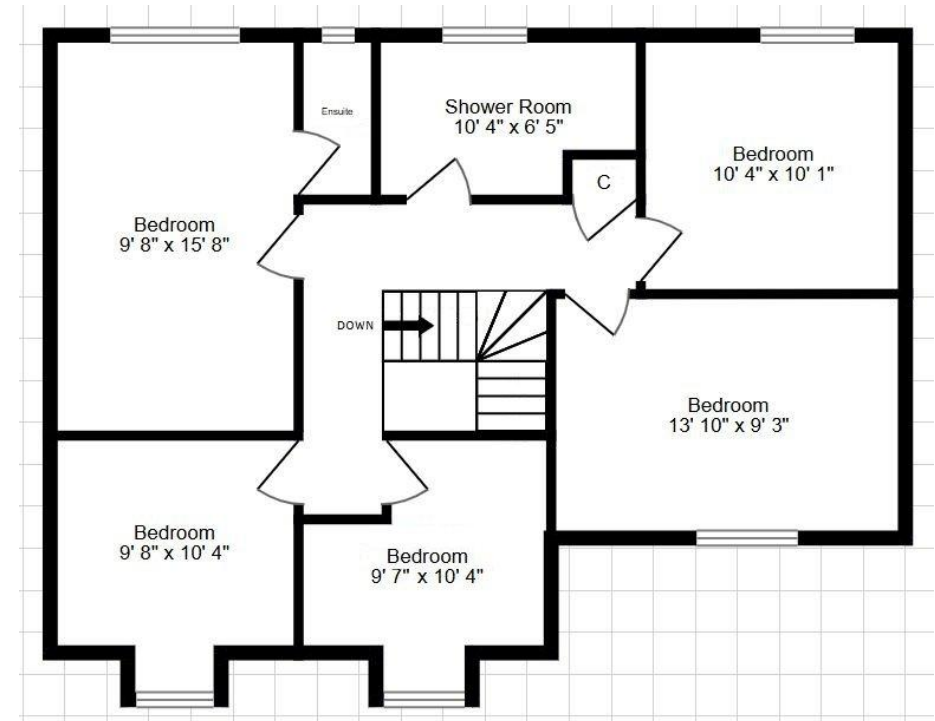
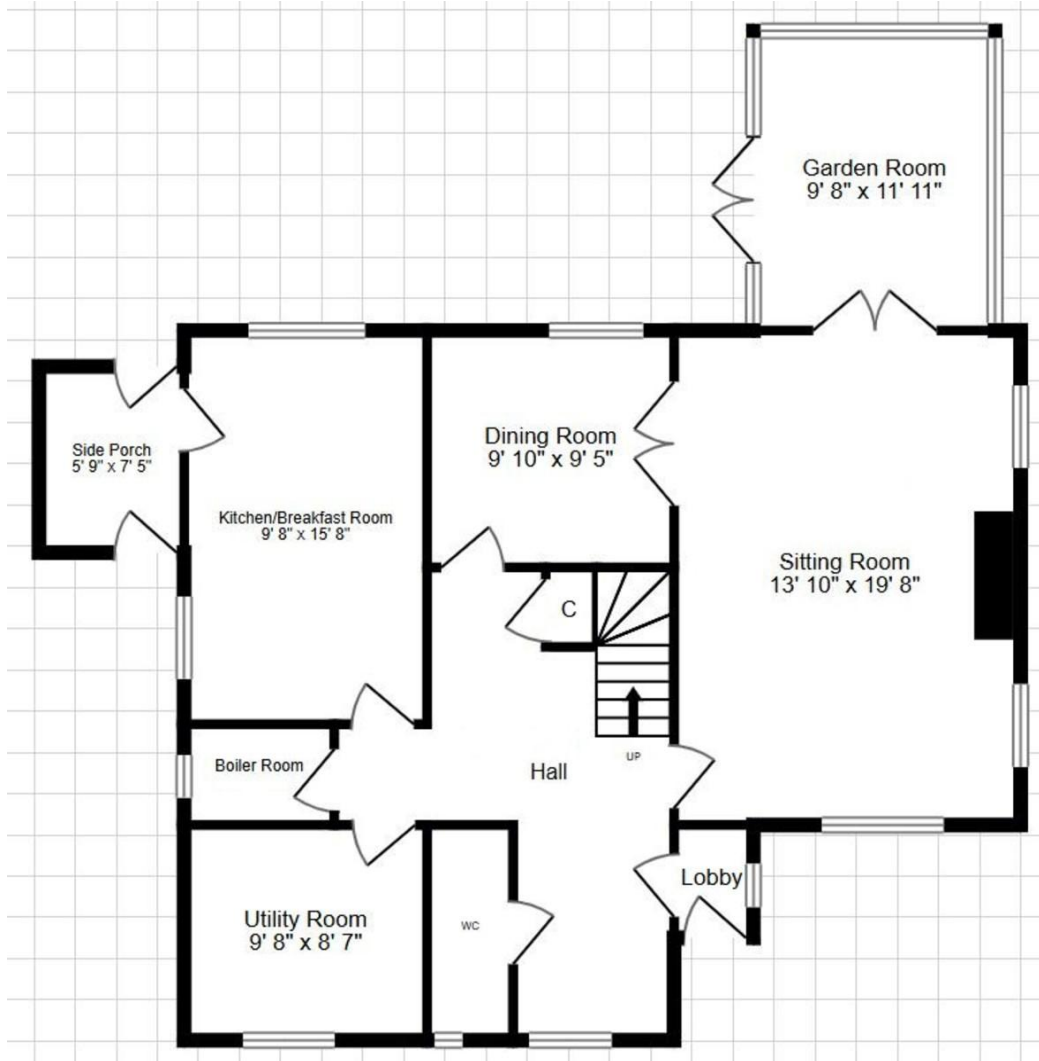
Band E

Directions

From North Walsham Market Place turn left into New Road and left again at the sharp right hand bend into Pound Road. Turn right at the cross roads into Manor Road and then take the first left to stay on Manor Road, which leads to Spa Common. Take the first left into Anchor Road and the property can be found on the right hand side.



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



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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