



6 Hipperson Close

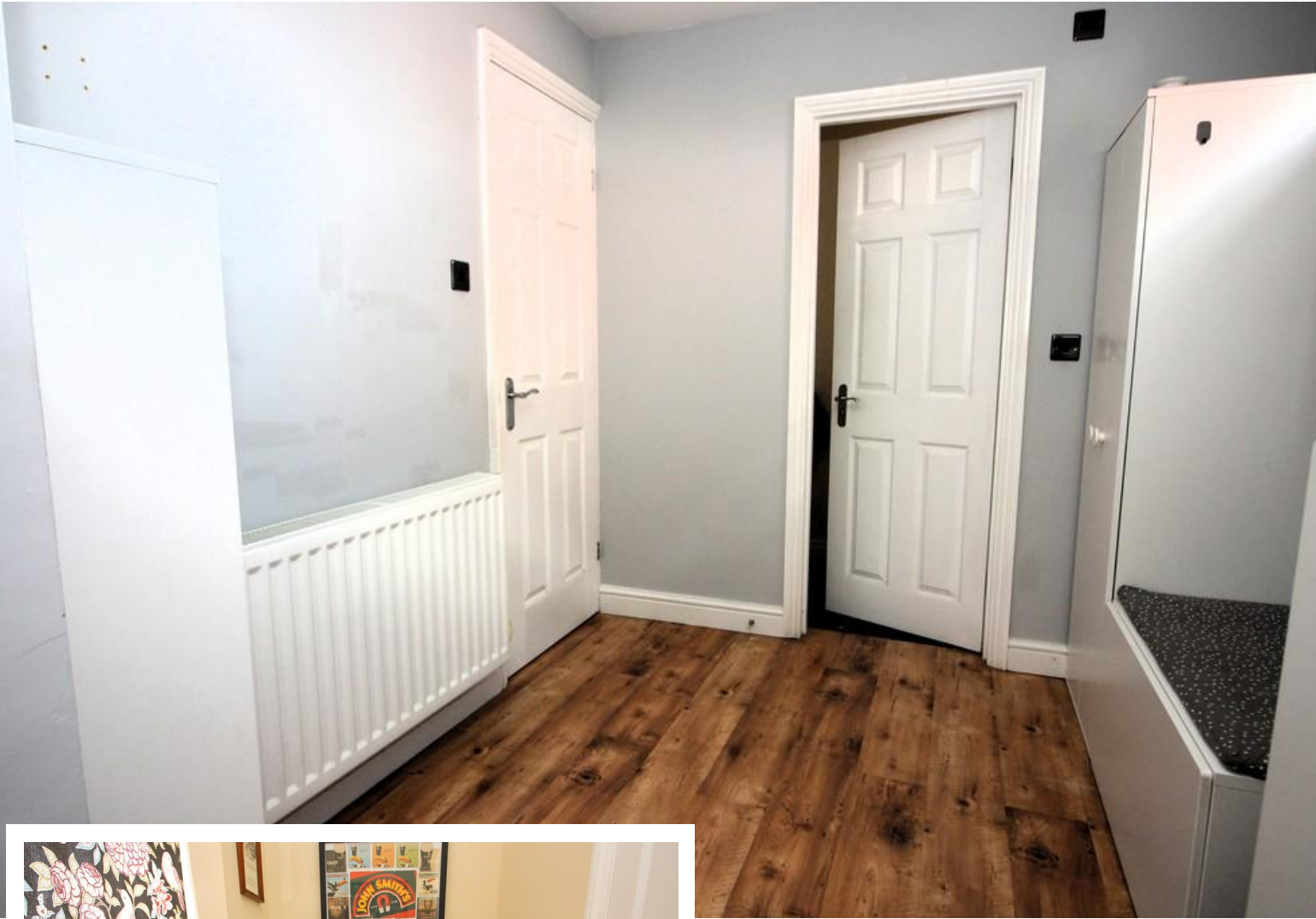
North Walsham, NR28 0SU

- No Onward Chain
- Kitchen/ Diner
- Delightful Enclosed Garden, Garage
- Modernised throughout

£325,000

EPC Rating 'TBC'





Property Description

Spacious detached home in a quiet location with garden, comprising entrance hall, living room, and kitchen-diner with glossy black units, red splashback, range cooker, integrated appliances and breakfast bar alongside a cloakroom on the ground floor, three well-proportioned bedrooms and a family bathroom with white suite and heated towel rail upstairs, plus private driveway parking and an enclosed rear garden with patio, planters, shed and greenhouse, ready to move straight into.

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.



ACCOMMODATION

Panelled and part-glazed front entrance door opening to:

ENTRANCE HALL

Radiator, wooden flooring, carpeted stairs, wooden panelled doors to cloakroom and living room.

CLOAKROOM

8' 4" x 7' 8" (2.54m x 2.34m) radiator, wooden panelled door to WC and entrance hall. uPvc window.

WC

7' 4" x 3' 3" (2.24m x 0.99m) Tiled flooring, frosted glass uPvc window, heated towel rail, inset spotlights, pedestal sink with mixer tap, close coupled wc.

DINING ROOM

8' 2" x 11' 0" (2.49m x 3.35m) storage cupboard under stairs, radiator, wooden panelled doors leading to living room, pendant light, smooth ceilings.

KITCHEN

11' 8" x 13' 11" (3.56m x 4.24m) Gloss black wall and base units with sleek silver bar handles, red brick effect tiled splashback running the full length of the worktop, central white range cooker topped with a stainless steel extractor hood, integrated fridge/freezer and washing machine within the cabinet run, curved edge breakfast bar island with light wood worktop and space for seating, dark grey/stone tiled flooring throughout, black multi spot track lighting on the ceiling, open layout with ample storage and work surface space, french doors to raised hot tub area and uPvc rear door to garden.



LIVING ROOM

17' 0" x 11' 5" (5.18m x 3.48m) Spacious dual- aspect living room with light wood- effect flooring, built- in shelving, a feature media wall, double aspect uPvc windows, wooden panelled doors to kitchen and entrance hall.

FIRST FLOOR HALL

Carpeted, loft access, wooden panelled doors accessing all rooms , access to airing cupboard.

BEDROOM 1

13' 10" x 11' 8" max 8'9 min (4.22m x 3.56m) Carpeted, radiator, uPvc rear facing window, inset spotlights, wooden panelled door access to en-suite





ENSUITE

8' 0" x 3' 3" (2.44m x 0.99m) Tiled flooring, inset spotlights, pedestal sink with mixer tap, close coupled wc, rain shower head cubicle with splashback.

BEDROOM 2

14' 8" x 8' 1" (4.47m x 2.46m) Carpeted flooring, uPvc window, inset spotlights, wooden panelled door, radiator.



BEDROOM 3

8' 10" x 7' 11" (2.69m x 2.41m) Carpeted flooring, uPvc window, wooden panelled door, radiator, pendant light.

BEDROOM 4

8' 9" x 7' 11" (2.67m x 2.41m) Laminate flooring, inset spotlights, uPvc window, radiator, wooden panelled door.

GARAGE

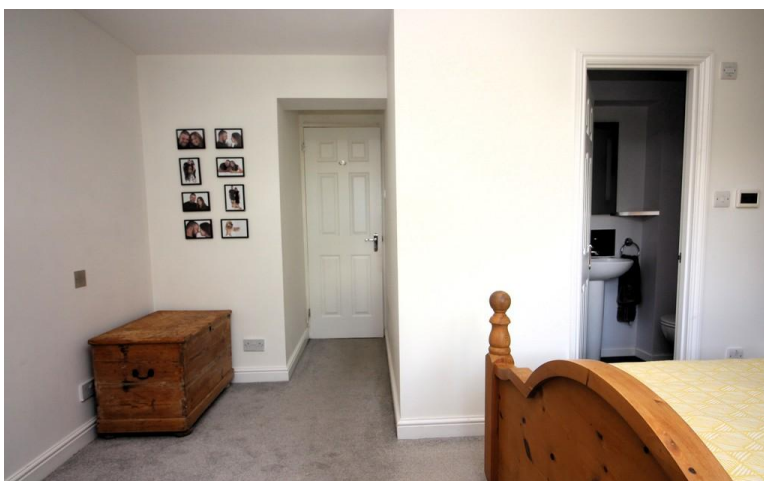
16' 7" x 7' 10" (5.05m x 2.39m) Flat roofed garage concrete base, electric in garage.



OUTSIDE

To the front of the property you have a nice shingle driveway accessing parking to the front of the property and ample parking in front of the garage.

The rear of the property benefits from a paved patio area runs along the rear of the property, fitted with raised concrete planters containing established fruit trees, plus space for outdoor furniture and dining. Further features include, a door to access the 16'7 x 7'10 garage, a timber storage shed with power, greenhouse, and a hot tub, all set within a well kept lawn.





Viewings

By arrangement with the agents, Acorn Properties

01692 402019

Services

Mains: gas, water and electric.

Tenure

Freehold

Possession

Vacant possession on completion

Council Tax Band

Band C

Directions

From the bottom of Market Street (Aylsham Road) head straight over onto the Mundesley Road and follow this for approximately half a mile before turning left into Lyngate Road. Turn left into Hazell Road and take the first left into Hipperson Close where the property can be found round to the right at the end of the cul de sac.

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



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29-30 Market Place
North Walsham
Norfolk
NR28 9BS

www.acornprop.co.uk
team@acornprop.co.uk
01692 402019

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