



50 Acorn Road,
North Walsham, NR28 0UA

- Well Presented Modern Detached House
- 3 Bedrooms, 2 Reception Rooms
- Newly Installed Double Glazing
- Single Garage, Generous Enclosed Garden

£279,000

EPC Rating 'TBC'





Property Description

A nicely presented modern detached house situated within a popular residential area towards the edge of town, the property provides three bedroom accommodation including two reception rooms, a re-fitted kitchen (with built-in oven and hob), a ground floor cloakroom, and a first floor bathroom with modern white suite.

Further benefits include gas fired central heating to radiators from a modern condensing boiler, newly installed uPvc double glazing, a single garage, a well-proportioned and fully enclosed rear garden and off road parking space for up to three vehicles.

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

Composite front entrance door opening to:

Entrance Hall

Radiator, coved and textured ceiling, staircase to first floor, doors to cloakroom, lounge and dining room.

Cloakroom

5' 7" x 2' 9" (1.7m x 0.84m)

Wall mounted corner wash hand basin with mixer tap and splash back, close coupled WC, radiator, uPvc sealed unit double glazed window to rear, coved and textured ceiling.

Lounge

14' 9" x 13' 11" max (4.5m x 4.24m max)

Double aspect room with uPvc sealed unit double glazed windows to front and side, radiator, electric fire with surround and hearth, coved and textured ceiling.

Dining Room

9' 7" x 7' 9" (2.92m x 2.36m)

UPvc sealed unit double glazed sliding door leading out to the rear garden, radiator, coved and textured ceiling, archway to:

Kitchen

9' 7" x 6' 8" (2.92m x 2.03m)

Re-fitted in 2022 with matching shaker-style base units and wall cupboards (all with soft-close feature), wood-block effect work surfaces with tiled splash backs, inset single drainer stainless steel sink unit with mixer tap, built-in oven and hob unit, space for fridge/freezer, space and plumbing for automatic washing machine, wall mounted gas fired boiler, uPvc sealed unit double glazed window to rear, coved and textured ceiling.

First Floor Landing

UPvc sealed unit double glazed window to side, doors to bedrooms and bathroom.

Bedroom 1

10' 8" x 7' 11" (3.25m x 2.41m) plus recess.

UPvc sealed unit double glazed window to side, radiator, coved and textured ceiling.



Bedroom 2

9' 6" x 7' 11" (2.9m x 2.41m) plus recess.

UPvc sealed unit double glazed window to side, radiator, built-in airing cupboard housing hot water tank, coved and textured ceiling with access to loft space.

Bedroom 3

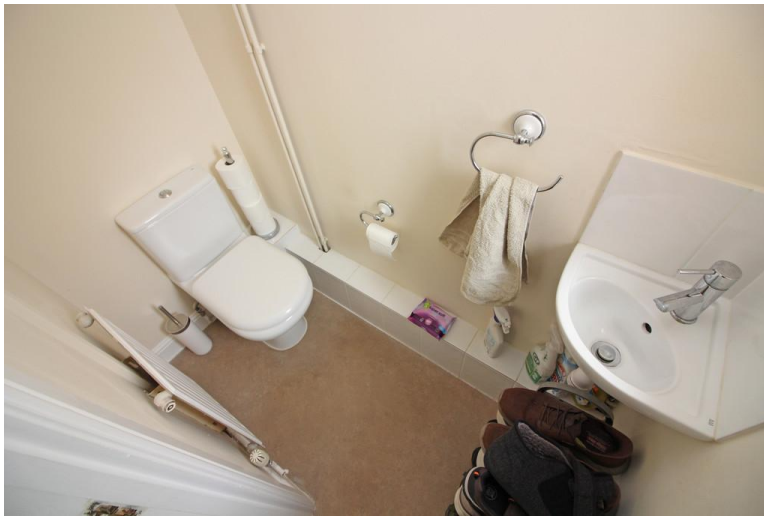
7' 8" x 6' 5" (2.34m x 1.96m)

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

Bathroom

6' 6" x 6' 4" (1.98m x 1.93m)

Matching white suite comprising pedestal wash hand basin with mixer tap, close coupled WC, panelled bath with shower mixer tap, shower unit over and fully tiled surround. Radiator, light with shaver point, uPvc sealed unit double glazed window to rear, coved and textured ceiling.



Outside

To the front of the house, the garden has been laid to lawn with a mature shrub and a paved pathway leading to the main front entrance.

There is a brick single garage and a driveway, with an additional gravelled parking area which has been added alongside, providing off road parking space for up to three vehicles. Gated access through to the rear garden is located between the house and the garage.

The fully enclosed rear garden is generous in size and has been predominantly laid to lawn, with a small, paved patio area and some established shrubs.



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.

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 C

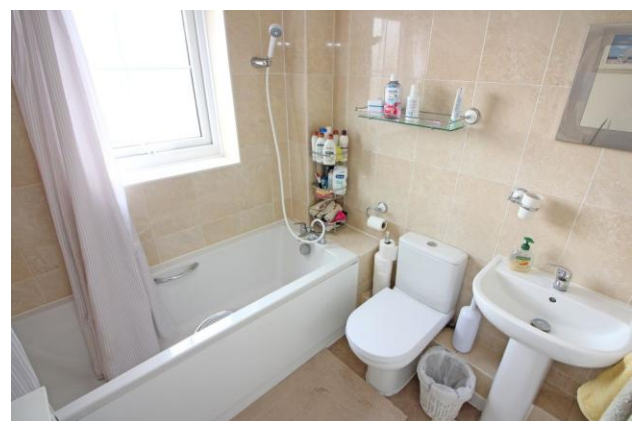
Directions

From the main town centre car park (next to Sainsbury's car park) turn left into Bacton Road. Continue for almost a mile and shortly after the sharp right hand bend turn left into Acorn Road. Continue along Acorn Road, and the property can be found on the right-hand side.



EPC Graph

Awaiting EPC Graph





Floor Plan

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

