



**8 Hipperson Close,**  
North Walsham, NR28 0SU

- Well Situated Detached Home
- 3 Bedroom Accommodation, 2 Double
- Recently Installed Shower Room with Toilet
- Single Garage & Driveway for Several Cars

**Offers Over £290,000**

EPC Rating 'TBC'





## Property Description

A nicely situated detached home enjoying a cul de sac position, the property enjoys a pleasant enclosed garden to the rear and has a single garage with additional off road parking spaces on the driveway.

The accommodation is arranged to provide three bedrooms, a 17' double aspect lounge, open-plan kitchen/dining room, re-fitted shower room and a separate WC.

Other benefits include gas fired central heating to radiators, uPvc sealed unit double glazing, and a large fitted wardrobe in the main bedroom. All in all, an ideal family home.

## 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 Northeast 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 opening to:

### Entrance Hall

Doors to lounge and kitchen, staircase to first floor, radiator, fitted shoe rack, telephone/broadband point, electric consumer unit, coved ceiling.

### Lounge

17' x 11' 4" (5.18m x 3.45m) Double aspect room with uPvc sealed unit double glazed windows to front and rear, fitted venetian blind to front window, two radiators, TV aerial point, wood flooring, door to dining room, coved ceiling.

### Kitchen

12' 1" x 7' 4" (3.68m x 2.24m) Fitted with a range of wood-fronted shaker-style wall cupboards and matching base units, tall larder cupboard housing wall mounted gas fired boiler, roll top work surfaces with inset single drainer 1.5 bowl stainless steel sink unit and mixer tap, space and plumbing for automatic dishwasher, space for range cooker with stainless steel splash back, extractor hood over, laminate wood flooring, uPvc sealed unit double glazed window to front with fitted venetian blind, coved ceiling, opening leading through to:

### Dining Room

11' 1" x 8' 1" (3.38m x 2.46m) UPvc sealed unit double glazed window to rear, radiator, laminate wood flooring, space for two fridge/freezers, under-stairs storage cupboard, coved ceiling, uPvc sealed unit double glazed door leading to:

### Rear Porch

6' 3" x 4' 11" (1.91m x 1.5m) Single glazed windows to side and rear, space and plumbing for automatic washing machine, space for tumble dryer, uPvc sealed unit double glazed door to side leading out to the garden.

### Landing

Doors to bedrooms, shower room and WC, built-in storage cupboard with shelving.

### Bedroom 1





11' 4" x 8' 10" (3.45m x 2.69m) UPvc sealed unit double glazed window to front, radiator, laminate wood flooring, large fitted wardrobe with sliding doors, coved and textured ceiling.

### Bedroom 2

11' 4" x 8' 1" (3.45m x 2.46m) UPvc sealed unit double glazed window to front, radiator, coved and textured ceiling.

### Bedroom 3

8' 8" x 7' 11" (2.64m x 2.41m) UPvc sealed unit double glazed window to rear, radiator, coved and textured ceiling.



### Shower Room

5' 5" x 4' 9" (1.65m x 1.45m) Re-fitted in 2024 with white suite comprising wash hand basin with mixer tap and splash back, Mira corner shower cubicle with mermaid board surround, close coupled WC, wall cabinet with built-in shaver point, uPvc sealed unit double glazed window to rear with fitted venetian blind.

### WC

Corner wash hand basin with mixer tap and splash back, close coupled WC, uPvc sealed unit double glazed window to rear with fitted venetian blind, coved and textured ceiling.



### Outside

To the front of the property, a gravelled driveway provides ample off-road parking spaces and access to the single garage. The garage measures 16' 6" x 7' 11" (5.05m x 2.41m) with an up and over door to the front, fibreglass roof, light/power connected and a personal side door leading to the garden.

The rear garden can be accessed from either side of the house, and is a good size including a paved patio area, separated from a lawn by a raised brick flower bed. There are flower and shrub borders to the side and rear, along with some established trees. At the bottom of the garden there is a 13' x 8' timber shed, which can be included in the sale.





## 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 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.





## 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.*

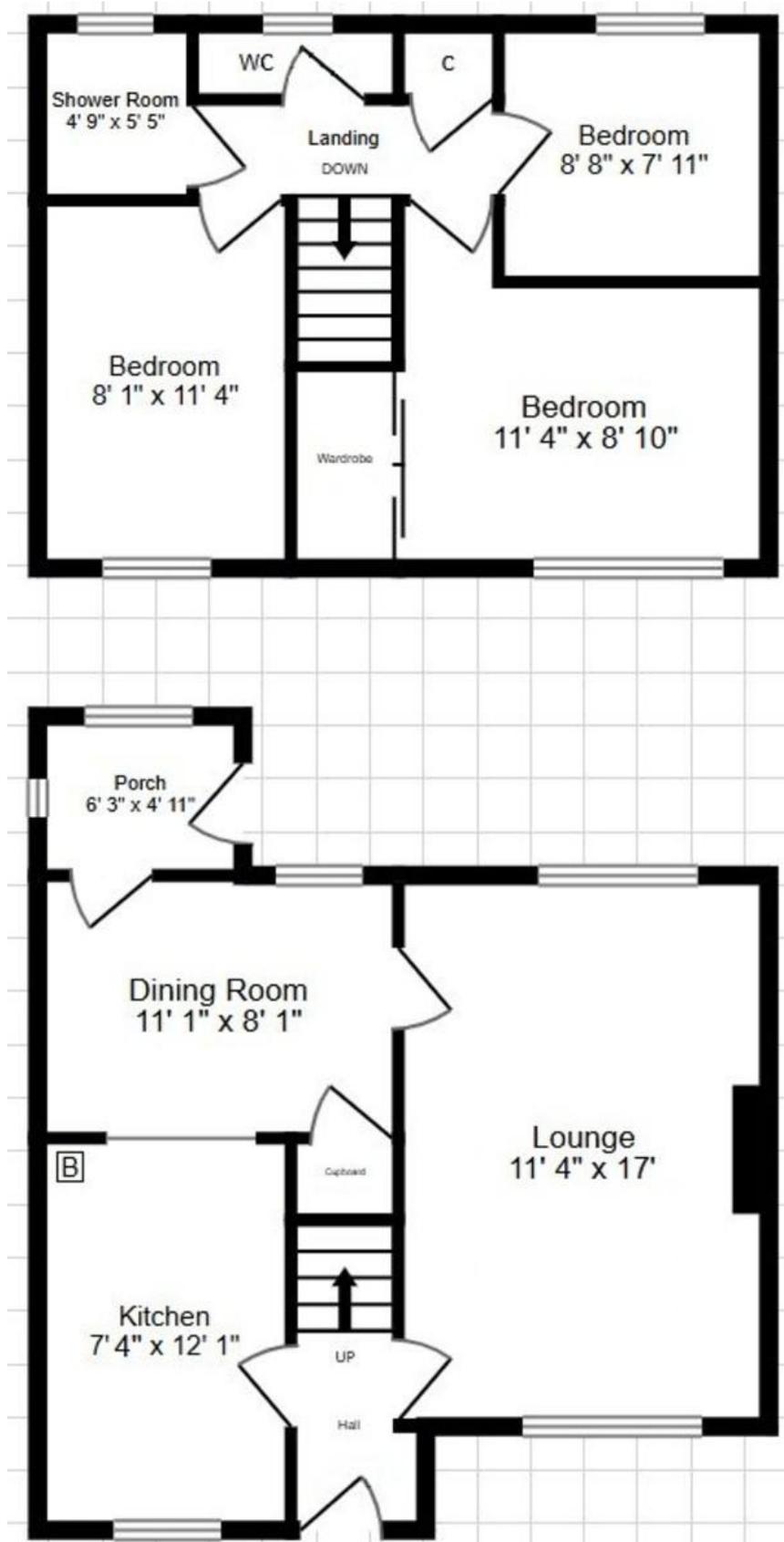
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**Floor Plan** (Not to scale and intended as an approximate guide to room layout only)



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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 as necessary.