



11 Spurdens Crescent,
North Walsham, Norfolk, NR28 9JD

- Spacious Detached Bungalow
- Three Double Bedrooms
- Would Benefit from Updating
- Offered with No Onward Chain

Guide Price £300,000

EPC Rating 'C 72'





Property Description

A spacious detached bungalow enjoying a quiet position within a highly sought after area towards edge of the town, offered for sale with no onward chain.

The property is arranged to provide three double bedrooms (two with built-in wardrobes), a generous 22'10 lounge/dining room, good size kitchen, a spacious entrance hallway (with built-in storage cupboards), bathroom with separate bath and shower, and a WC.

While the property is in need of some updating, it does benefit from uPvc sealed unit double glazing, gas fired central heating to radiators, an attached brick single garage, driveway providing off road parking, and an enclosed garden to the rear with a sunny south-westerly aspect.



Location

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 front entrance door opening to:

Entrance Hallway

Doors to all rooms, built-in storage cupboards, two radiators, coved and textured ceiling with access to loft space (fitted loft ladder, boiler is located in the loft).

Sitting/Dining Room

22' 10" x 14' (6.99m x 4.26m)

UPvc sealed unit double glazed window to front, two radiators, coved and textured ceiling, door opening to:



Kitchen

14' 10" x 10' 9" (4.52m x 3.29m)

Fitted with matching base cupboards, drawers and wall units, matching work surfaces with tiled splash backs, inset single drainer sink unit with mixer tap, space for cooker, space and plumbing for automatic washing machine and dishwasher, uPvc sealed unit double glazed window to rear, large built-in cupboard, coved and textured ceiling, door to side lobby.

Side Lobby

UPvc sealed unit double glazed doors to front and rear, door leading to the attached garage.

Bedroom 1

13' 1" x 11' 9" (3.99m x 3.58m)

UPvc sealed unit double glazed window to rear, radiator, built-in wardrobe, coved and textured ceiling.



Bedroom 2

12' 1" x 11' 9" (3.68m x 3.58m)

UPvc sealed unit double glazed window to front, radiator, built-in wardrobe, coved and textured ceiling.



Bedroom 3

9' 9" x 9' 1" (2.97m x 2.77m)

UPvc sealed unit double glazed window to rear, radiator, textured ceiling.

Bathroom

Matching white suite comprising pedestal wash hand basin with tiled splash backs, panelled bath with tiled splash backs, shower cubicle with mermaid board surround, heated towel rail, uPvc sealed unit double glazed window to rear, tiled floor.

WC

Close coupled WC, radiator, uPvc sealed unit double glazed window to rear, tiled floor, textured ceiling.



Outside

To the front of the bungalow, the garden has been laid to lawn, with flower and shrub borders and a paved pathway to the front entrance door.

To the side, a driveway provides off road parking space for a couple of vehicles and access to the attached brick single garage. The garage measures approximately 21' 3" x 8' 11" with an up and over door to front, window to the rear, light/power connected and a connecting door to the side lobby.

The enclosed rear garden is a good size, enjoying a sunny south-westerly aspect. It is fully enclosed and includes a paved patio area, lawns, a selection of established trees and well stocked shrub borders.



Referrals

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However, if we refer our clients to our trusted local Solicitors, Surveyors or Financial Services, Acom Properties may receive a 'referral fee' from these local businesses.

If a referral to our trusted local solicitors is successful, Acom 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 Acom 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 Acom 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

Tenure

Freehold

Possession

Vacant possession on completion



Council Tax Band

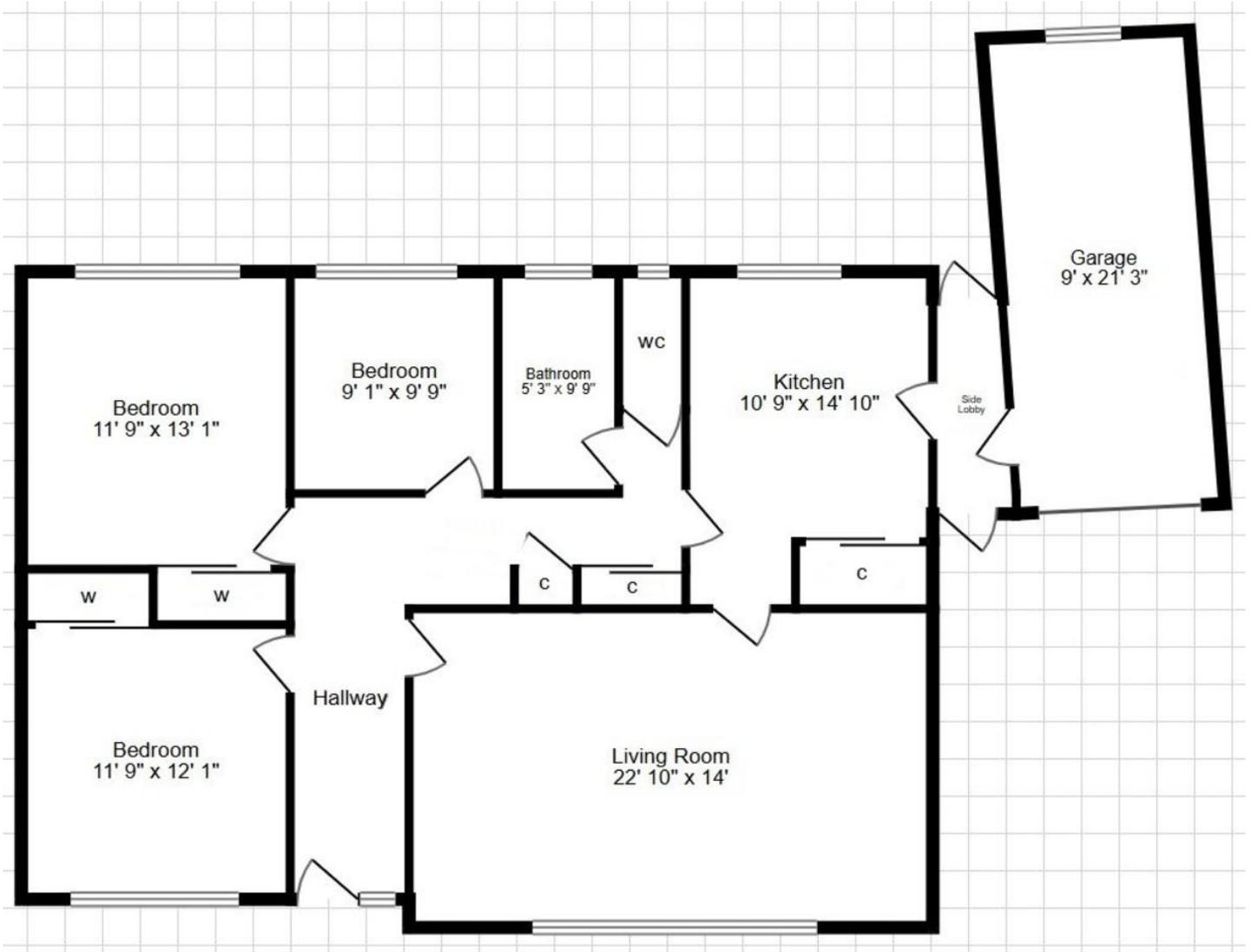
Band D

Directions

From the top of Market Place turn right onto Yarmouth Road and continue straight over at the mini-roundabout. Take the left hand turning into Thirlby Road and then the third left into Spurdens Crescent. The property is on the left-hand side.

Floor Plan

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



EPC Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.