



1 Melbourne Cottages, Bacton Road, North Walsham,, NR28 0RA

Guide Price £260,000

- CHARMING SEMI DETACHED COTTAGE
- TWO RECEPTION ROOMS
- OFF ROAD PARKING AND GARAGE
- CHARMING YET STYLISH LIVING SPACES
- IMMACULATELY PRESENTED ACCOMMODATION
- ESTABLISHED AND SPACIOUS REAR GARDEN
- TWO BEDROOMS
- WALKING DISTANCE TO MARKET PLACE

1 Melbourne Cottages, Bacton Road, North Walsham, NR28 0RA

A charming two bedroom cottage situated within walking distance to the popular market town of North Walsham. The property boasts immaculately presented accommodation with an established rear garden, off road parking and garage.



Council Tax Band: B



DESCRIPTION

Situated in the popular market town of North Walsham, within walking distance to local amenities, this charming cottage has been thoughtfully renovated by the current owner to provide immaculately presented accommodation whilst still retaining its characterful charm. The property comprises an entrance hall leading to a bright and welcoming living room with original fireplace, dining room, a contemporary fitted kitchen with doors leading to the spacious rear garden, a stylish bathroom and two bedrooms to the first floor. Externally, the home offers a double width driveway with off road parking to the front, access to the single garage and a mature rear garden.

ENTRANCE HALL

Composite door to front entrance, double glazed window to side aspect, laminate flooring, carpeted stairs to first floor.

LIVING ROOM

A dual aspect room with double glazed window to front and side aspect, original red brick fireplace, carpet, electric heater.

DINING ROOM

Double glazed window to side aspect, built in understairs cupboard, engineered oak flooring, electric heater.

KITCHEN

Double glazed window to side aspect, double glazed sliding patio door to garden, fitted with a range of wall and base units with quartz worksurface over and inset sink, Samsung four ring electric hob, fitted electric oven and microwave, integrated fridge/freezer, laminate flooring, space and plumbing for washing machine.

BATHROOM

Double glazed window with obscured glass to rear aspect, bath with mains connected and rainfall shower head, vanity unit with wash hand basin and WC, heated towel rail, tiled flooring, built in cupboard.

FIRST FLOOR LANDING

Carpet, doors to both bedrooms:-

BEDROOM ONE

Double glazed window to front aspect, carpet, built in storage cupboard, carpet, electric heater.

BEDROOM TWO

Double glazed window to rear aspect, carpet, electric heater.

EXTERNAL

To the front the property features a double width driveway with access to the single garage which has an up and over door. A gate leads to the rear garden which is mainly laid to lawn with a variety of established plants and a paved patio seating area.

AGENTS NOTES

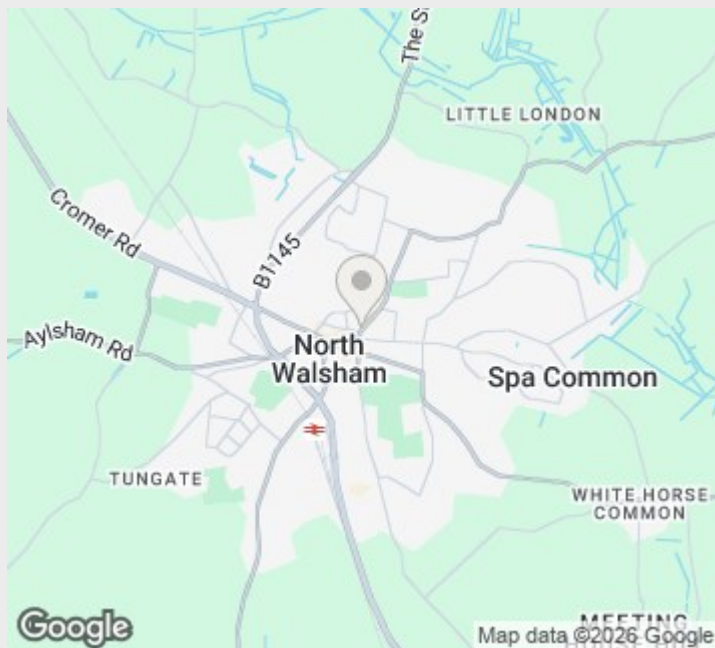
This property is Freehold.

Mains drainage, electricity, water and gas connected.

Council tax band: B (North Norfolk).

LOCATION

Situated in the heart of North Norfolk, North Walsham is a thriving market town that blends traditional charm with excellent everyday convenience. The town offers a wide range of local amenities including supermarkets, independent shops, cafés, pubs, healthcare facilities and well regarded schools. North Walsham's historic town centre retains a welcoming community feel, while regular markets and local events add to its vibrant character. Residents also benefit from nearby leisure facilities, countryside walks and easy access to the stunning Norfolk Broads and coastline. North Walsham is exceptionally well connected, with direct rail services to Norwich approximately 15 miles south, providing onward links across the region and beyond. The popular seaside towns of Mundesley and Cromer are within approximately 5 and 8 miles respectively, offering beautiful sandy beaches and coastal attractions. The nearby Norfolk Broads are easily accessible for boating, walking and outdoor pursuits, while Norwich International Airport lies around 16 miles away.



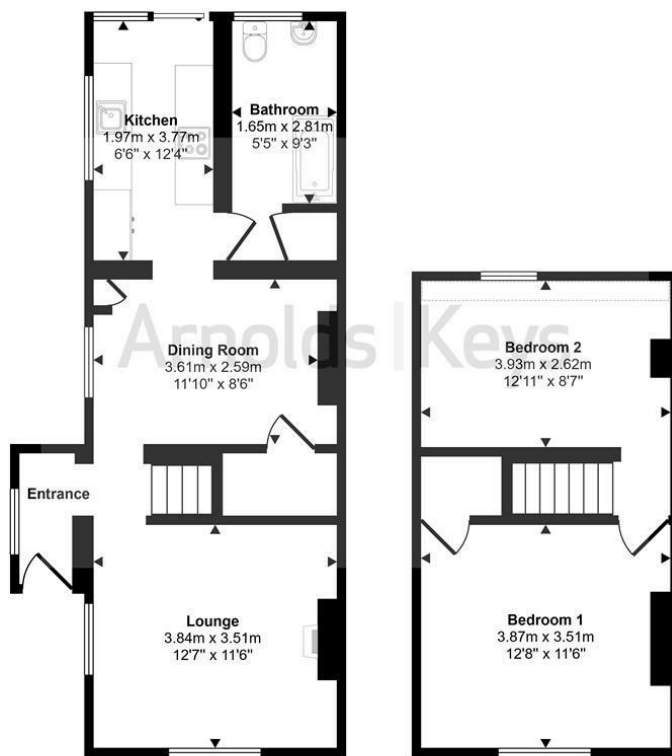
Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Approx Gross Internal Area
75 sq m / 812 sq ft



Ground Floor
Approx 47 sq m / 503 sq ft

First Floor
Approx 29 sq m / 309 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.