

46 Kemp Road,

North Walsham, NR28 0FP

- Offered with No Onward Chain
- Spacious Sitting/Dining Room with Garden Access
- Contemporary Gloss-Finish Kitchen
- West-Facing Rear Garden

£220,000

EPC Rating ’84 B’











Property Description

This well-presented property offers versatile accommodation, including a spacious sitting/dining room, fitted kitchen and three bedrooms.

The upgraded kitchen, approximately 14 months old, features a composite sink, mirrored sparkle quartz-effect laminate worktops, integrated microwave, temperature-controlled wine rack, fridge freezer, washing machine and dishwasher.

Externally, the property benefits from a west-facing, landscaped and maintenance-free garden, ideal for enjoying the sunshine with minimal upkeep.

Early viewing is highly recommended.

OFFERED FOR SALE WITH NO ONWARD CHAIN, ideal for first time buyers and investors with an open morning on 31st October.









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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.

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 panelled double glazed front entrance door opening to:

Hallway
LVT flooring, radiator, entrance to kitchen, wooden panel doors accessing downstairs WC and living room/diner, coved ceilings and carpeted staircase to 1st floor.

Kitchen
8' 5" x 9' 0" (2.57m x 2.74m)
14 month old kitchen features: Herringbone style LVT flooring, gas hob with splashback, induction fan, coved ceiling, uPvc double glazed window to front, composite sink with mixer tap, wall and base units, built in slimline dishwasher, built-in washing machine, mirror chip quartz effect countertop, with splashback, integrated fridge freezer, temperature controlled wine rack.

Sitting/Dining Room
14' 8" x 15' 11" max 12'3 min (4.47m x 4.85m) LVT flooring, radiator, UPVC double glazed window, coved ceiling, TV point, wooden panel door accessing under the stairs storage, panelled uPvc double glazed door to rear garden, pendant lights.

WC
6' 1" x 2' 11" (1.85m x 0.89m) Laminate flooring, radiator, close coupled WC, coved ceiling, extractor fan, pedestal sink with mixer tap and tiled splashback.

First Floor Hallway
Carpeted flooring, panelled wooden doors accessing bedrooms, bathroom, and airing cupboard, coved ceilings, loft access.









Bedroom 1

11' 1" x 8' 1" (3.38m x 2.46m) Carpeted flooring, TV point, built-in double wardrobe with wooden panel doors, coved ceiling, uPvc double glazed window to rear. Internet point.

Bedroom 2

8' 1" x 9' 08" (2.46m x 2.95m) Carpeted, wooden panel door leading to built in wardrobe, radiator, TV point, coved ceiling, uPvc double glazed window, internet point.

Bedroom 3

8' 1" x 6' 9" (2.46m x 2.06m) Carpeted, coved ceiling, radiator, TV point, internet point, uPvc double glazed window.

Bathroom

6' 1" x 6' 08" (1.85m x 2.03m) 14 month old bathroom, Laminate flooring, close coupled WC, vanity sink with mixer tap, heated towel rail, uPvc double glazed window, shaving point, walk in shower with splashback, extractor fan.

Outside

To the rear is a south-facing, landscaped and low-maintenance garden, featuring an elevated shingle area with tiled stepping stones leading to a rear shed, and an elevated patio area directly outside the back door. A rear gate provides access to a pathway leading to the front of the property. To the front, there is a hedgerow, a small lawned area and a tiled pathway leading to the front entrance.

Anti-Money Laundering Checks and Costs

In accordance with anti-money laundering (AML) laws, Acorn Properties are required to complete AML checks on each of our clients. We may complete these checks with you in person, or via a partner supplier who will contact you, once you have had an offer accepted on a property you wish to buy.

The cost of these checks is £30 (incl. VAT) per person, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. We retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly.

This fee is non-refundable and will need to be paid by you prior to us instructing the property sale and issuing a formal memorandum of sale.









Viewings

By arrangement with the agents, Acorn Properties

☎ **01692 402019**

Services

Mains Gas, Electric, Sewerage

Tenure

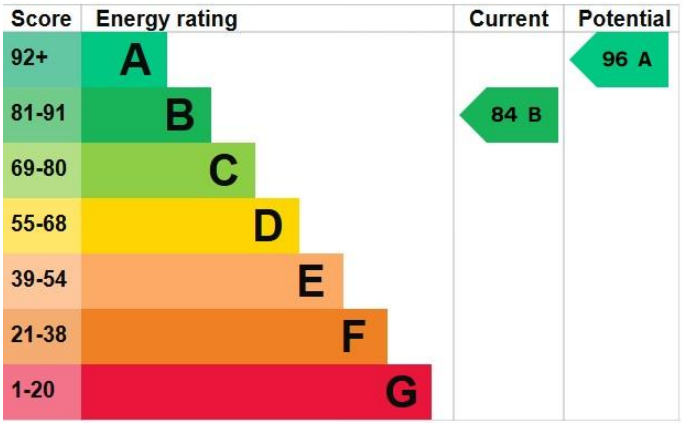
Freehold

Possession

Vacant possession on completion

Council Tax Band

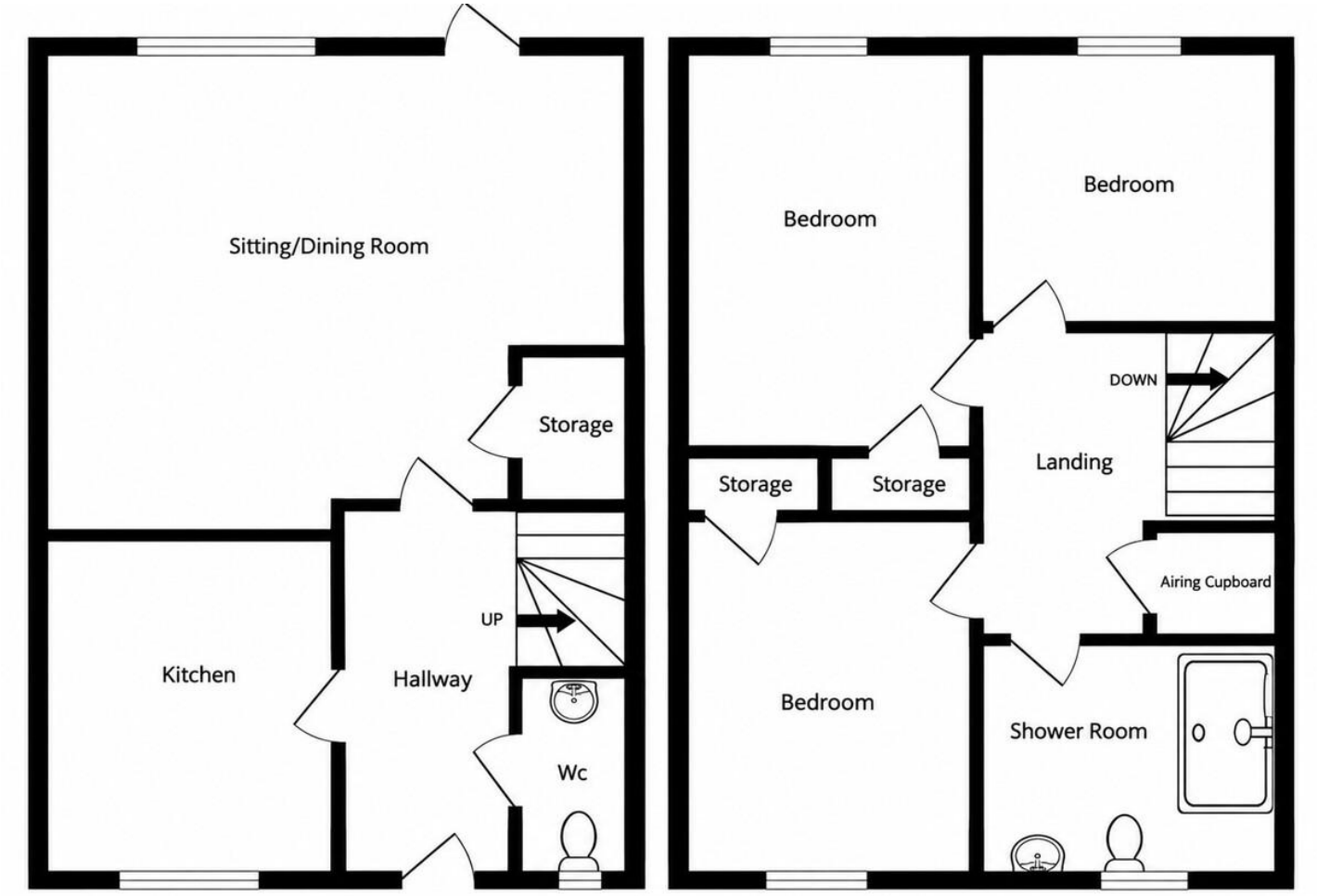
Band B



Directions

From the top of the Market Place turn right into Yarmouth Road and right at the mini roundabout onto Grammar School Road. Continue into Norwich Road and go straight over at the traffic lights. Take the first left into Hornbeam Road and the first right into Kemp Road, where the property can be found on the right-hand side.

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



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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 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.

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.

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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.