

42 Spurdens Crescent,

North Walsham, NR28 9JD

- Spacious Detached Bungalow
- Quiet Cul De Sac Position
- Three Double Bedrooms
- 22'11 Lounge/Dining Room
- Single Garage, Long Driveway
- Enclosed Garden to Side and Rear

Offers over

£350,000





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







Property Description

Spacious detached bungalow enjoying a quiet cul de sac position within a highly sought after area towards edge of the town.

The property is arranged to provide three double bedrooms (two with built-in wardrobes), a superb 22'11 lounge/dining room, fitted kitchen/breakfast room, uPvc conservatory, a spacious entrance hallway (with four built-in storage cupboards), a wet room and a separate WC.

Further benefits include uPvc sealed unit double glazing, gas fired central heating to radiators, a brick single garage, long driveway providing off road parking for several vehicles and an enclosed garden to the side and rear.

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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, 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

Panelled and part-glazed front entrance door to:

Entrance Hallway

Doors to all rooms, built-in storage cupboards, built-in airing cupboard (with radiator), built-in boiler cupboard housing wall mounted gas fired boiler, radiator, coved and textured ceiling with access to loft space.

Sitting/Dining Room

22' 11" x 12' 11" (6.99m x 3.94m)
UPvc sealed unit double glazed windows to front and side, two radiators, coved and textured ceiling, door opening to:

Kitchen/Breakfast Room

15' 11" x 10' 11" (4.85m x 3.33m)
Fitted with a range of matching base cupboards, drawers and wall units, including tall larder cupboard, plate rack, pull out storage racks, matching work surfaces with tiled splash backs, inset single drainer sink unit with mixer tap, built-in eye level oven, inset electric hob unit, space and plumbing for automatic washing machine and dishwasher, radiator, telephone point, LVT flooring, uPvc sealed unit double glazed windows to side and rear, coved and textured ceiling, doors to hallway and conservatory.

Conservatory

9' 5" x 6' 8" (2.87m x 2.03m)
UPvc sealed unit double glazed windows to front, side and rear, radiator, LVT flooring, door to front leading onto patio area.

Bedroom

13' 1" x 11' 9" (3.99m x 3.58m)
UPvc sealed unit double glazed window to rear, radiator, built-on wardrobe, coved and textured ceiling.









Bedroom

12' x 11' 9" (3.66m x 3.58m)
UPvc sealed unit double glazed window to front, radiator, built-on wardrobe, coved and textured ceiling.

Bedroom

9' 9" x 9' 1" (2.97m x 2.77m)
UPvc sealed unit double glazed window to rear, radiator, coved and textured ceiling.

Wet Room

Wash hand basin with mixer tap and cupboard under, tiled floor, wall mounted shower unit, fitted shower screen, fully tiled walls, heated towel radiator, uPvc sealed unit double glazed window to rear, coved and textured ceiling with extractor fan.

WC

Low level WC, radiator, uPvc sealed unit double glazed window to rear, coved and textured ceiling.

Outside

To the front of the bungalow a long twin track driveway provides off road parking space for several vehicles and access to the brick single garage. The garage measures 17' 2" x 8' 11" with and up and over door to front, window to one side, light/power connected and a side door leading into the garden. The front garden has been designed with ease of maintenance in mind, being predominantly gravelled and paved, with a selection of established shrubs.

The side and rear gardens are enclosed and include a large paved patio area, timber shed, greenhouse, and a lawned area with flower and shrub beds.

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

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 located at the end of the cul de sac.





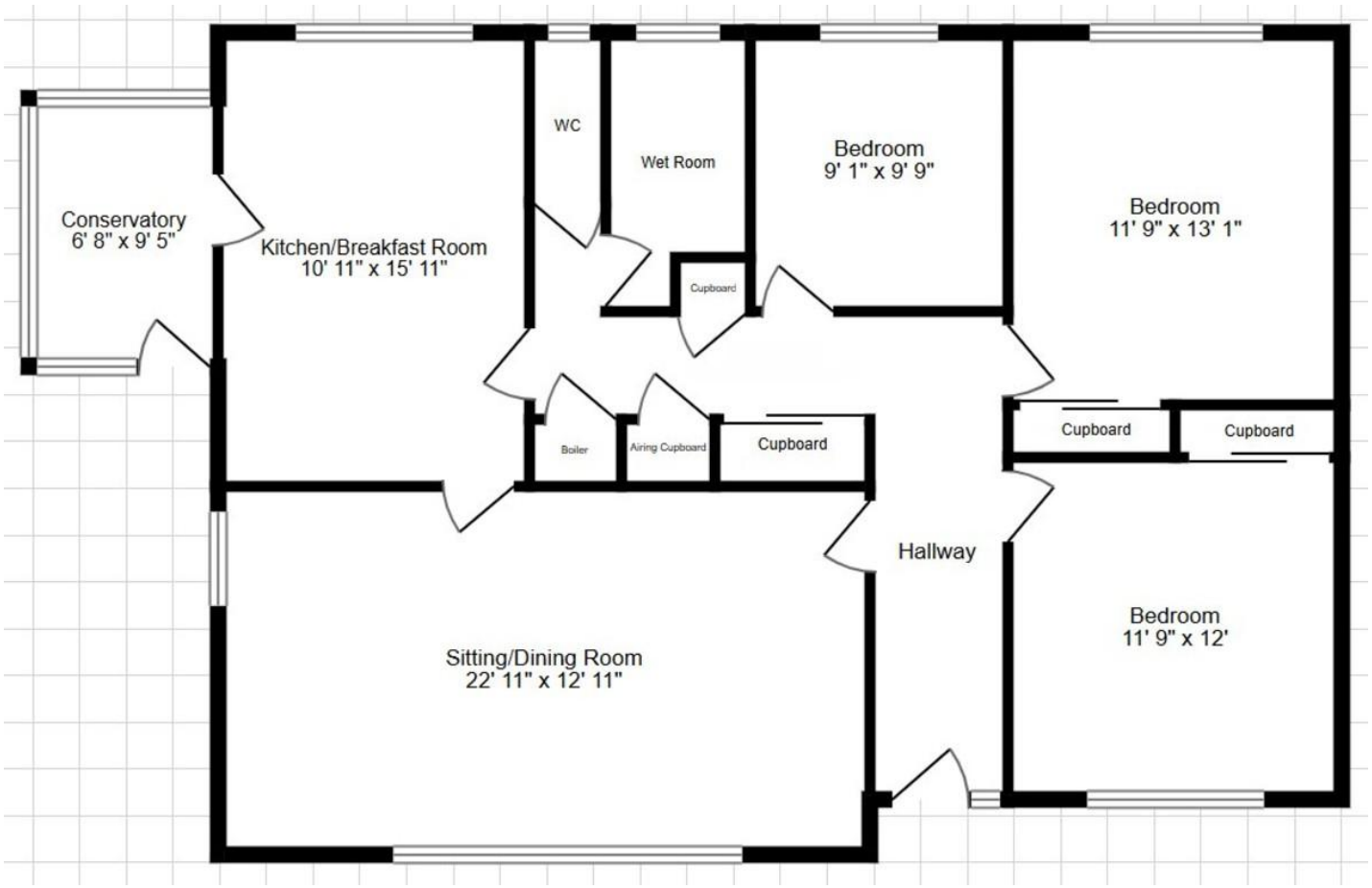




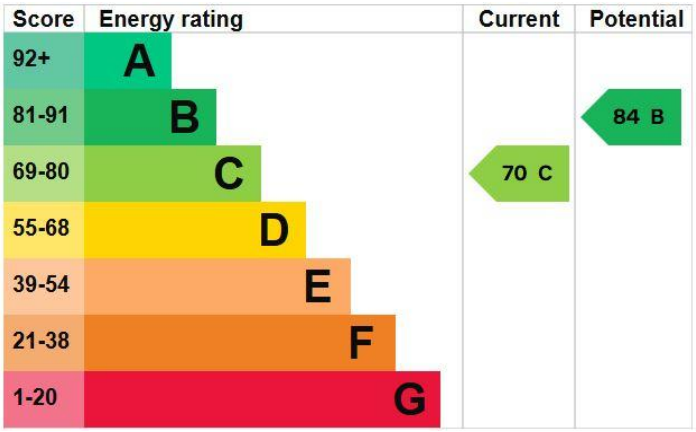


Floor Plan

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



EPC Graph



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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.