



27 Hamlet Close

North Walsham, NR28 0DL

- Generous Detached Family Home
- Large Parking Area
- Convenient and Central Location
- Three Double Bedrooms

£325,000

EPC Rating '69C'





Property Description

DESCRIPTION

This is a well presented three double bedroom home offering generous living space throughout. The property features a bright double aspect living room, with a separate dining room, a well equipped kitchen, along with a convenient downstairs wc and integral garage.

Upstairs comprises three good-sized double bedrooms and a family bathroom.

LOCATION

North Walsham is a thriving North Norfolk market town offering a range of shopping facilities including a large Sainsbury's store, a Waitrose, 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.



ENTRANCE HALL

Stripped pine staircase to first floor, wood flooring, panelled doors to lounge, dining room and kitchen, built-in storage cupboard, UPVC sealed unit double glazed window to front, radiator, coved and textured ceiling.

LOUNGE

19' 0" x 10' 8" (5.79m x 3.25m) Wood burner, Carpeted flooring, radiator, TV aerial socket, UPVC sealed unit double glazed window to front and double doors with side panels to rear, coved and textured ceiling.



DINING ROOM

12' 3" x 9' 1" (3.73m x 2.77m) UPVC sealed unit double glazed window to front, LVT flooring, radiator, TV aerial socket, coved and textured ceiling.

KITCHEN

15' 2" x 8' 9" (4.62m x 2.67m) Re-fitted with a range of matching base cupboards, drawers and wall units, roll top work surfaces with tiled splashbacks, breakfast bar, inset stainless steel sink unit with mixer tap, space for cooker with stainless steel extractor hood over, space for fridge/freezer, wall mounted gas fired boiler, radiator, built-in pantry cupboard, plumbing for automatic washing machine and dishwasher, UPVC sealed unit double glazed windows to rear, coved and textured ceiling, tiled floor, panelled door to:



REAR LOBBY

Panelled doors to garage, cloakroom and built-in storage cupboard, tiled floor, UPVC sealed unit double glazed door to rear garden.

CLOAKROOM

Pedestal hand basin with tiled splashbacks, close coupled WC, radiator, tiled floor, UPVC sealed unit double glazed window to rear.

FIRST FLOOR LANDING

Panelled doors to bedrooms and bathroom, access to loft space, radiator, UPVC sealed unit double glazed window to front, coved and textured ceiling.

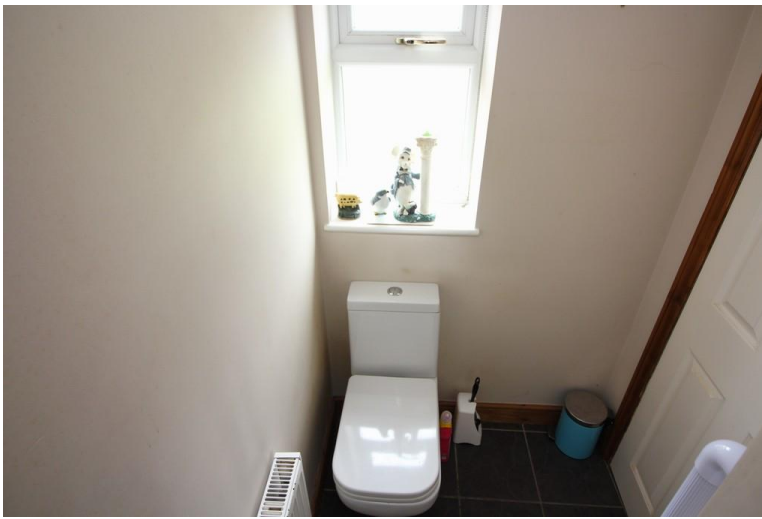


BEDROOM

16' 5" x 9' 2" (5m x 2.79m) . UPVC sealed unit double glazed windows to front and side, radiators, airing cupboard, TV aerial socket, coved and textured ceiling, Built in wardrobes.

BEDROOM

14' 9" x 9' 7" (4.5m x 2.92m) UPVC sealed unit double glazed windows to front, radiator, built-in wardrobe, TV aerial socket, coved and textured ceiling.



BEDROOM

10' 9" x 8' 5" (3.28m x 2.57m) UPVC sealed unit double glazed window to rear, radiator, TV aerial socket, built-in wardrobe, coved and textured ceiling.

BATHROOM

Half tiled and re-fitted with matching white suite comprising pedestal hand basin, close coupled WC and panelled bath with shower over, UPVC sealed unit double glazed window to rear, shaver point, heated towel rail, coved and textured ceiling.

GARAGE

Electric roller door, carpeted flooring, lighting, plug sockets, pitched roof.

OUTSIDE

Bloc paved driveway, shingle area with mature shrubs to the front of the property, Side access paved walkway and patio areas, raised bed, fully enclosed garden with external water tap.

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.





Viewings

By arrangement with the agents, Acorn Properties

01692 402019

Services

Mains; Gas, Electricity, Water.

Tenure

Freehold

Possession

Vacant possession on completion

Council Tax Band

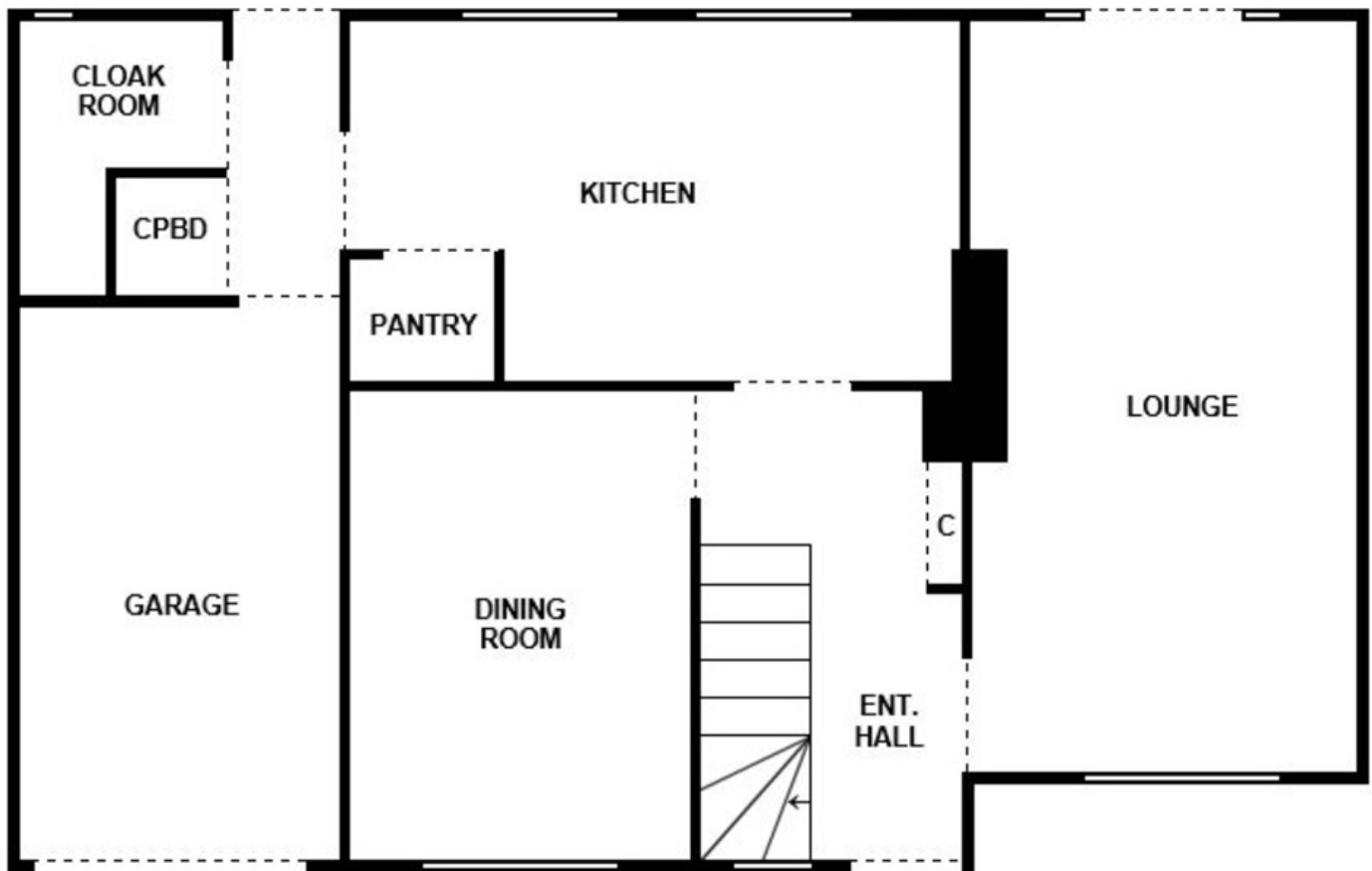
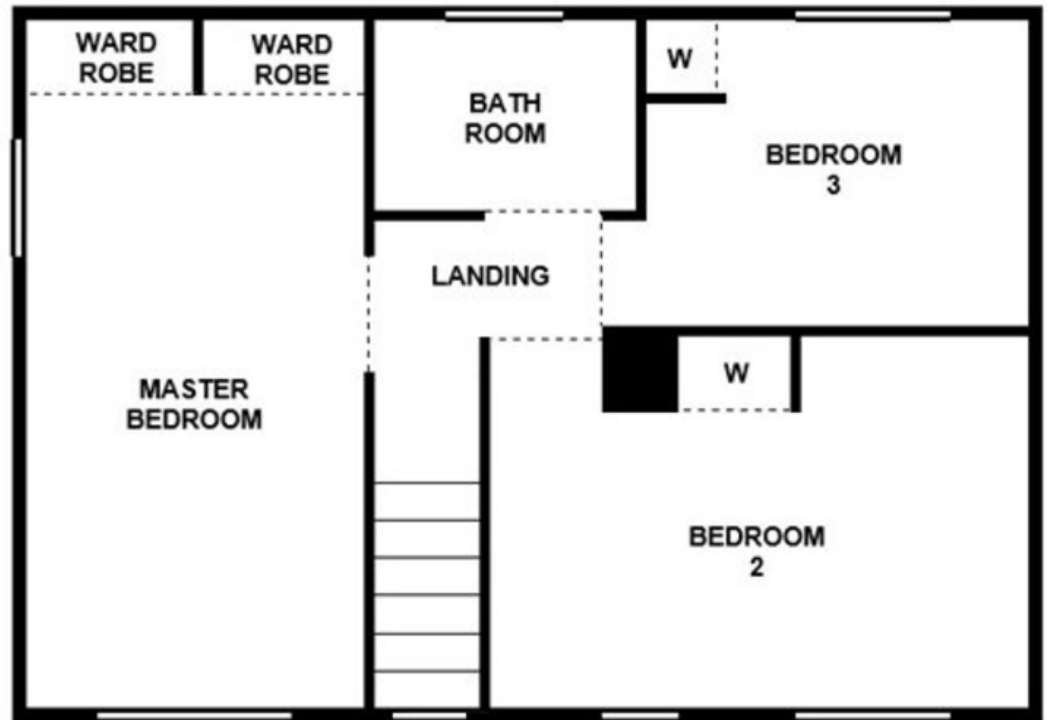
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Directions

From the town centre car park on Vicarage Street (next to Sainsbury's car park) turn left into Bacton Road. Continue for just under half a mile and where the road bends around to the right, continue straight over into Hamlet Close. Follow the road around to the right and the property is on the left-hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.