



## 24 Filby Road

Badersfield, Norwich, NR10 5JW

- Spacious Semi-Detached House
- 3 Double-Bedrooms (Each with Storage)
- Delightful Enclosed Garden, Garage
- Offered with No Onward Chain

**%price%**

EPC Rating 'TBC'





## Property Description

### DESCRIPTION

A spacious semi-detached family home in a highly sought-after position, providing three double bedrooms (each with built-in storage cupboards) the property is nicely presented throughout.

The remaining accommodation includes an entrance hall, a ground floor cloakroom, wonderful 18' 'L'-shaped living room with wood burner, an adjoining dining room with French doors leading to a large garden room, a well fitted kitchen.

### LOCATION

Formerly the home to the Royal Air Force, following the closure of the station in 2006 the actual site passed to the Ministry of Justice and separately the former family quarters became the new community of Badersfield.

Badersfield is conveniently situated just four miles from the Market Town of North Walsham, with the Norfolk Broads, the North east Norfolk coastline and the city of Norwich all easily accessible.



## ACCOMMODATION

Storm porch with panelled and part-glazed front entrance door opening to:

### ENTRANCE HALL

Staircase to first floor with storage space under, doors to cloakroom and living room, built-in storage cupboard, window to front, coved and textured ceiling.

### CLOAKROOM

6' 0" x 4' 1" (1.83m x 1.24m) Close coupled WC, white wash sink with mixer tap, carpeted flooring, smooth ceiling.

### LIVING ROOM

17' 10" x 15' 0" max (5.44m x 4.57m) Carpeted flooring, two radiators, multi fuel wood burner, picture rail, smooth ceiling, 3 uPvc double glazed windows.

### DINING ROOM

10' 9" x 10' 2" (3.28m x 3.1m) Wooden Flooring, French doors to the rear, picture rail, smooth ceiling, one radiator, access to:

### KITCHEN

15' 2" x 9' 2" (4.62m x 2.79m) Oil fired aga style oven, rolled kitchen countertops with tiled splashback, coved and textured ceiling, gloss wall and base units, integrated washing machine, side access door to the property.

### LANDING

Carpeted flooring, textured ceiling, loft access, airing cupboard with water emersion tank and wooden panelling for storage, wooden panelled doors to:

### BEDROOM 1

17' 11" x 9' 10" (5.46m x 3m) Carpeted flooring, two double glazed uPvc windows, one radiator, built in storage cupboard, smooth ceiling, pendant light.

### BEDROOM 2

13' 5" x 10' 9" (4.09m x 3.28m) Carpeted flooring, one radiator, uPvc double glazed window, smoothed ceiling, pendant light.

### BEDROOM 3

12' 0" x 10' 02" (3.66m x 3.1m) Carpeted flooring, one radiator, uPvc double glazed window, smooth ceiling, pendant light, built in storage cupboard.

### BATHROOM

8' 03" x 6' 02" (2.51m x 1.88m) Carpeted flooring, two uPvc double glazed frosted glass windows, heated towel rail, close coupled wc, white wash sink, shower over bath, smooth ceilings, extractor fan.





### **OUTSIDE**

Parking space for 1-2 cars, single garage with up and over door. To the rear of the property there is a patio area, raised beds and its south-west facing.

### **AGENTS NOTE**

There is an annual maintenance fee payable by all residents on the road - Please ask the selling agent for more details.

### **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

Oil central heating.

Mains water and drainage connected.

## Tenure

Freehold

## Possession

Vacant possession on completion

## Council Tax Band

Band B

## Directions

From North Walsham head out on the B1150 and follow the road for just over three miles, before turning right into Scottow Road. After 1.8 miles turn left into Hautbois Road and take the third left (at the first set of crossroads). Turn right into Filby Road and the property can be found at the end of the road on the right hand side.

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**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.