



## Martello, The Street,

Swafeld, North Walsham, NR28 0RQ

- Spacious Detached Bungalow
- Generous Half Acre Plot (STMS)
- Four Bedroom Accommodation
- Offered with No Onward Chain

**Guide Price £425,000**

EPC Rating 'E 49'





## Property Description

A spacious detached bungalow located within a small rural hamlet just over half a mile from the market town of North Walsham, the property would benefit from some modernisation and is offered for sale with no onward chain.

The bungalow sits in a generous plot, which extends to almost half an acre (subject to measured survey). This includes front and rear gardens and a sweeping gravelled driveway, which provides off road parking space for several vehicles. There is also a 27' long attached garage with an electric up and over door.

All of the four bedrooms are doubles and two include built-in wardrobes. The remaining accommodation includes three reception rooms, a fitted kitchen, uPvc conservatory, shower room and bathroom.

Heating is provided via an air source heat pump to radiators, windows are all double glazed and there is a wood burner in the main lounge/dining room. Viewing is essential to appreciate the full potential of the property.



## Location

The village of Swafeld is located about a mile North of the market town of North Walsham, a thriving North Norfolk market town offering a range of shopping facilities, all levels of schools including sixth form college, doctors' surgeries, restaurants and leisure facilities.

The town also has a railway station providing 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. The coast is within a short drive of the village, with Mundesley being approximately 4 miles to the north-east.

## Accommodation

UPvc sealed unit double glazed front entrance door opening to:

### Conservatory

11' 11" x 13' 8" max (3.63m x 4.17m max)

UPvc sealed unit double glazed windows to front and side, polycarbonate roof, tiled floor, panelled door to:

### Hallway

Doors to two of the bedrooms, shower room and lounge/dining room, radiator, built-in storage cupboard.

### Bedroom 1

14' x 9' 11" (4.27m x 3.02m) plus recess.

UPvc sealed unit double glazed window to front, radiator, built-in wardrobe, shelved recess, coved and textured ceiling.

### Bedroom 2

10' 8" x 9' 11" (3.25m x 3.02m)

UPvc sealed unit double glazed window to rear, radiator, built-in wardrobe and storage cupboard, coved and textured ceiling.

### Shower Room

Mint green coloured suite comprising pedestal wash hand basin, close coupled WC, walk-in shower, fully tiled walls, radiator, uPvc sealed unit double glazed window to rear, textured ceiling.

### Lounge/Dining Room

20' x 14' 2" max (6.1m x 4.32m)

UPvc sealed unit double glazed window to rear, two radiators, fireplace housing wood burning stove, coved and textured ceiling, window to conservatory, doors to inner hallway and kitchen.



### Kitchen

10' 8" x 10' 4" (3.25m x 3.15m)

Double aspect room with uPvc sealed unit double glazed windows on either side. Fitted with matching base units and wall cupboards, quartz-effect work surfaces, inset single drainer stainless steel sink unit, tall larder cupboard, space for cooker with stainless steel extractor hood over, space for under-counter fridge, space and plumbing for automatic washing machine and dishwasher, LVT flooring, textured ceiling, uPvc sealed unit double glazed door to side leading out to the garden.

### Hallway

UPvc sealed unit double glazed window to front, radiator, doors to remaining bedrooms, bathroom and sitting room.



### Bedroom 3

11' 1" x 11' (3.38m x 3.35m)

UPvc sealed unit double glazed window to front, radiator, fitted wardrobes, storage cupboards and drawers.

### Bedroom 4

11' x 10' 7" (3.35m x 3.23m)

UPvc sealed unit double glazed window to rear, radiator, textured ceiling.



### Bathroom

7' 4" x 5' 5" (2.24m x 1.65m)

Wash hand basin with cupboard under, close coupled WC, panelled bath, fully tiled walls, radiator, uPvc sealed unit double glazed window to rear, coved and textured ceiling with access to loft space.

### Sitting Room

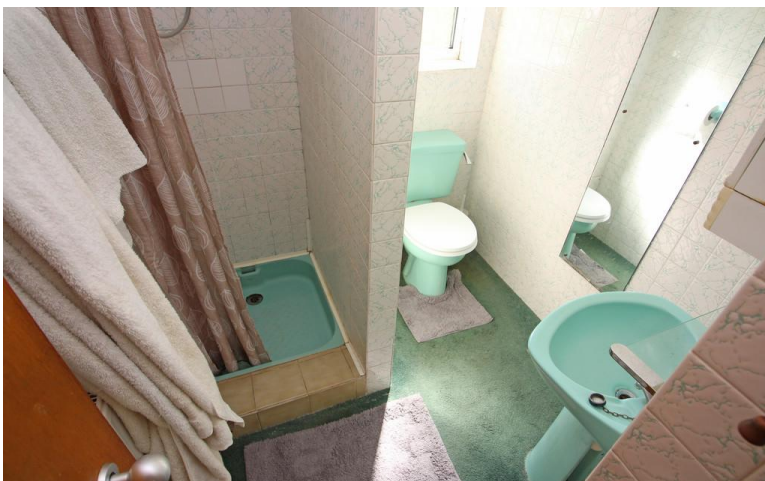
12' 6" x 11' (3.81m x 3.35m)

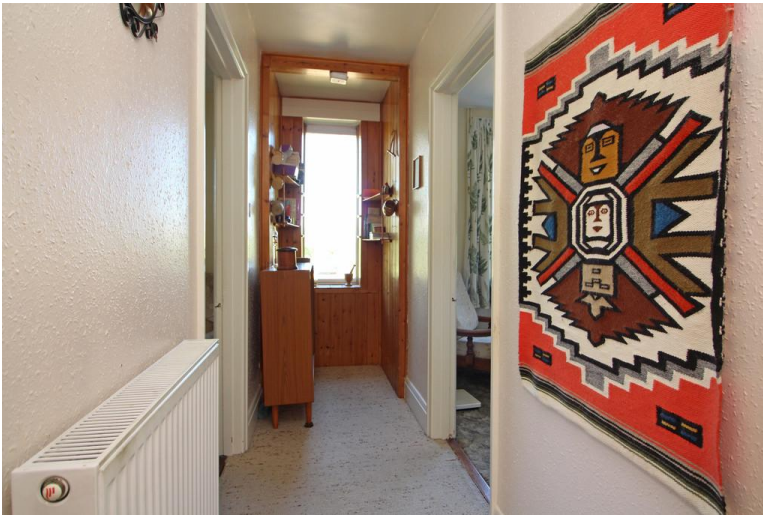
UPvc sealed unit double glazed window to front, radiator, open fire with surround and hearth, textured ceiling, door leading to:

### Study

20' 9" x 8' 8" (6.32m x 2.64m)

UPvc sealed unit double glazed windows to front and side, radiator, night storage heater, wood panelling to two walls, uPvc sealed unit double glazed door to side leading out to the garden.





## Outside

The property occupies a generous plot which extends to almost half an acre (subject to measured survey) adjoining farmland to the rear.

It is approached via a timber five bar gate which leads onto the sweeping gravelled driveway, providing plenty of parking and turning space. The front gardens have been predominantly laid to lawn behind mature hedging, which provides a good degree of privacy from the road. There are a number of established shrub borders, a selection of mature trees and gated access through to the rear garden.



Attached to the left hand side of the bungalow is a 27' x 10'2 (8.22m x 3.09m) garage, with an electric up and over door to the front, light/power connected, window to the rear and a personal side door accessible from the rear garden.

The enclosed rear garden is approximately 100' wide and 70' deep, and is mainly laid to lawn. It includes a paved patio area, timber summer house, a pond and a range of established shrubs and trees.

## General Information

### Viewings

By arrangement with the agents, Acorn Properties

**☎ 01692 402019**

### Services

Mains electricity, water and drainage connected

### Tenure

Freehold

### Possession

Vacant possession on completion

### Council Tax Band

Band E

### Directions

From North Walsham head north-east on the B1145 and continue over the bridge into Swafield. The property can be found on the right hand side, shortly after Tavern Tasty butchers.

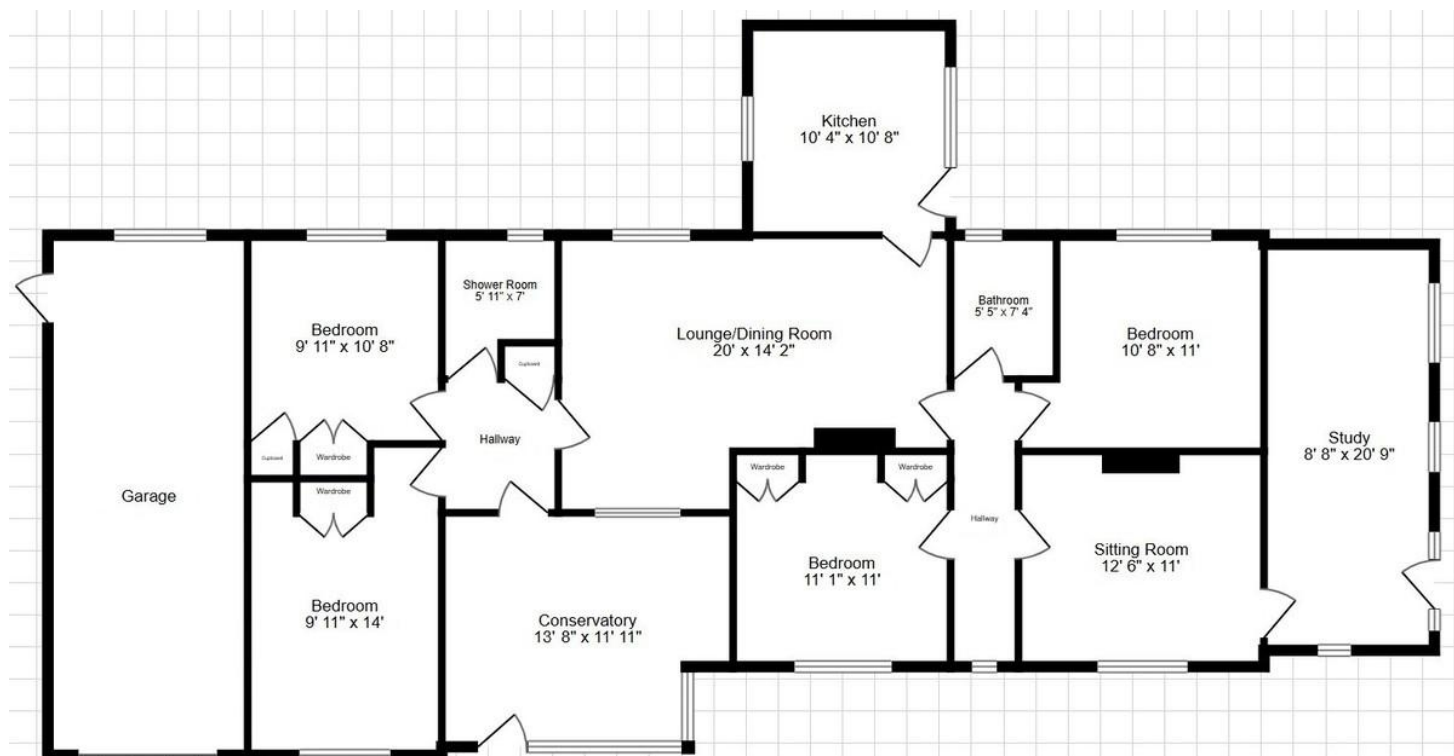




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	49 E	
21-38	F		
1-20	G		

## Floor Plan

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



## 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.*

29-30 Market Place  
North Walsham  
Norfolk  
NR28 9BS

[www.acornprop.co.uk](http://www.acornprop.co.uk)  
[team@acornprop.co.uk](mailto:team@acornprop.co.uk)  
01692 402019

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.