



**23 Hadfield Road**

North Walsham, NR28 0BE

- No Onward Chain
- Off Road Parking
- Ground Floor Flat
- One Bedroom Accommodation

**£99,950**

EPC Rating 'TBC'





## Property Description

A well-presented one-bedroom ground floor flat situated within a popular residential development. The property offers a bright living room, fitted kitchen, spacious double bedroom, and bathroom, together with easy ground floor access. Conveniently located close to local amenities and transport links.

## 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 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

Communal entrance leading to a uPvc front door.

### Kitchen

10' 4" x 5' 11" (3.15m x 1.8m) Laminate floor, rolled countertop with tiled surround, wall and base wooden panelled units, double sink with mixer tap, UpVc double glazed window electric panelled rad, textured ceiling.

### Hallway

Carpeted, textured ceiling, wooden panelled doors to bathroom, bedroom kitchen, living room.

### Bathroom

5' 6" x 6' 2" (1.68m x 1.88m) Close coupled wc, pedestal sink with mixer tap, laminate flooring, bath with overhead shower, flat ceiling, frosted glass window, tiled throughout.

### Living Room

13' 1" x 10' 5" (3.99m x 3.18m) textured ceiling, picture rail, wooden panelled rad, UpVc double glazed window, carpeted, electric radiator.

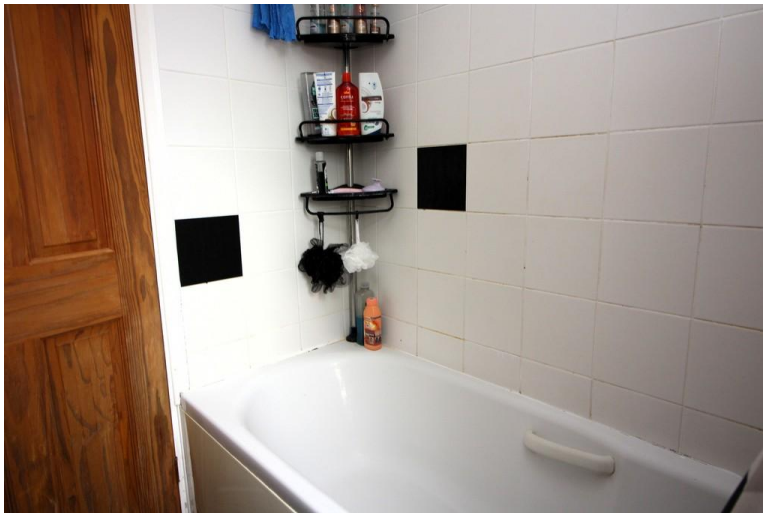
### Bedroom

10' 3" x 8' 8" (3.12m x 2.64m) Electric panelled rad, carpeted, electric panelled rad, uPvc windows, wooden panelled door, textured ceiling, built in airing cupboard.



## Outside

Communal grounds consist of lawned areas and mature trees. Large tarmac parking area provides ample spaces for residents and visitors. Washing lines and drying facilities are available for use. Boundaries defined by hedging, with open green space surrounding the building.



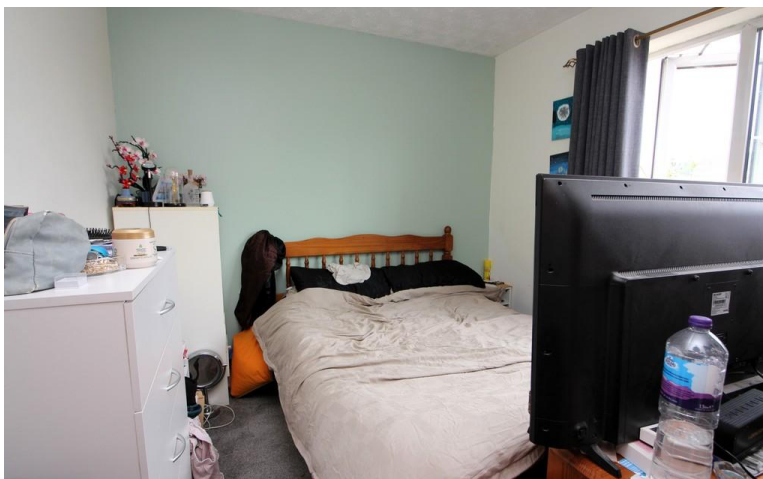
### Referrals

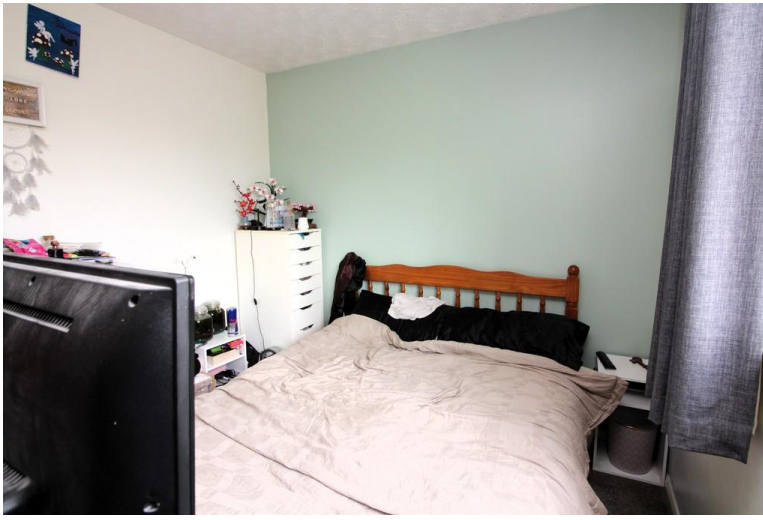
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### Viewings

By arrangement with the agents, Acorn Properties

**☎ 01692 402019**

### Services

Mains electricity, water and drainage

### Tenure

Leasehold

### Possession

Vacant possession on completion

### Council Tax Band

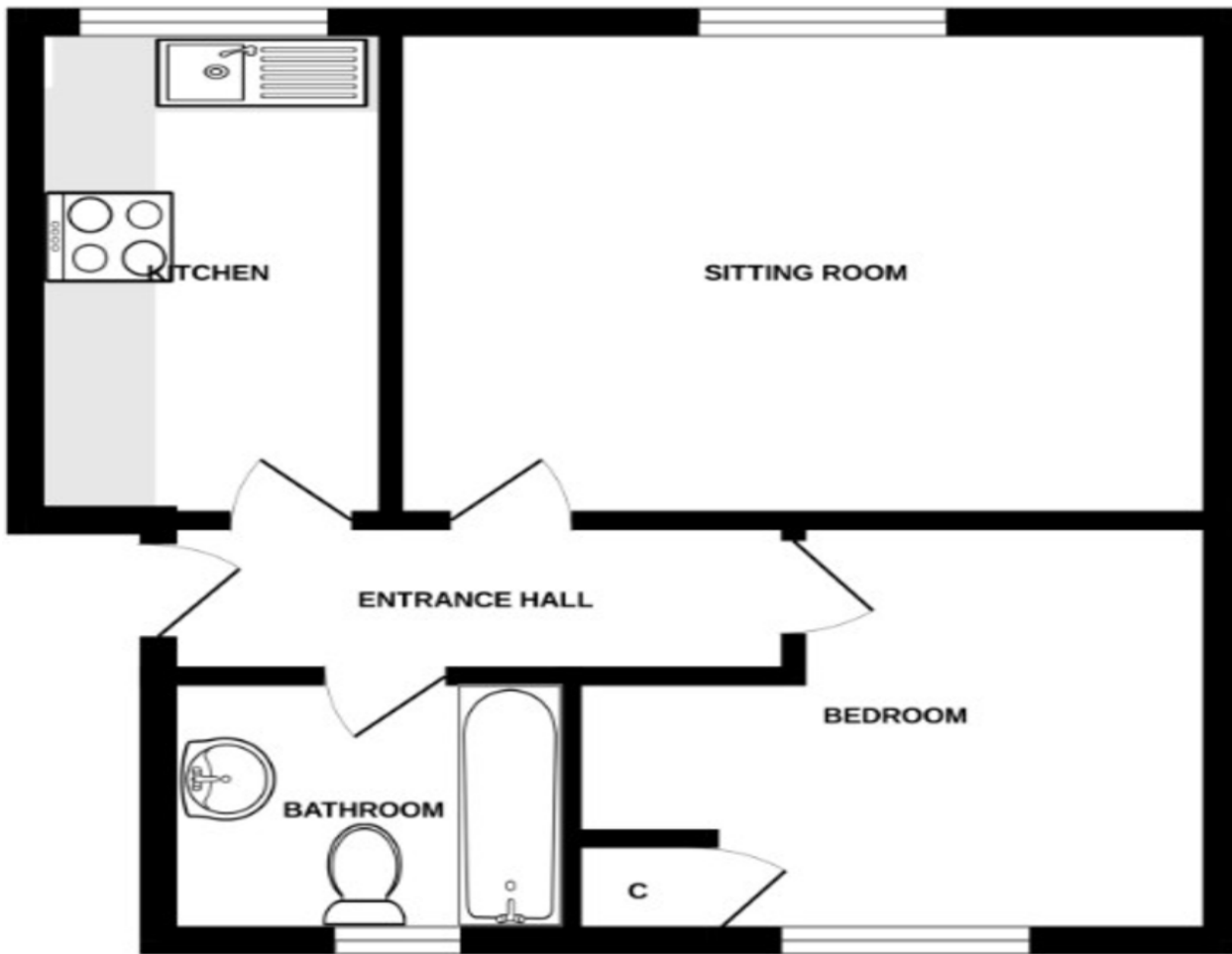
Band A

### Directions

From the main town centre car park (next to Sainsbury's) turn right into North Street and right again at the 'T' junction into Mundesley Road. After about a quarter of a mile turn left into Lynfield Road. Take the second left hand turning into Hadfield Road and the second left again where the property can be found on the left hand side.



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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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**

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