



5 Wharton Drive

North Walsham, NR28 0UG

- Allocated Parking
- Kitchen/ Diner
- Two Bedroom Accommodation
- Offered with No Onward Chain

£155,000

EPC Rating 'TBC'





Property Description

This two bedroom property featuring a ground-floor kitchen/diner, first-floor living room, family bathroom, and two bedrooms. The property also benefits from a small external storage area and one allocated parking space, set within a pleasant residential location.

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.



ACCOMODATION

Traditional wooden front door with decorative glazed panels, creating a bright and welcoming entrance.

PORCH

Laminate flooring, cupboard under the stairs, coved and textured ceiling, wooden door with glass panelling, wooden panelled door leading to kitchen diner.

KITCHEN/DINER

20' 1" x 14' 9" (6.12m x 4.5m) Coved and textured ceiling, laminate flooring, electric rad, wooden shaker style wall and base units, stainless steel sink with mixer tap, rolled countertop with tiled splashback, electric hob and extractor fan. uPvc double glazed windows, carpeted stairs leading to:

LANDING

Carpeted, coved and textured ceiling, wooden panelled doors leading to all rooms, airing cupboard with water heater and slatted storage.

LIVING ROOM

14' 10" x 14' 7" (4.52m x 4.44m) uPvc double glazed windows, electric panel radiator, coved and textured ceiling, tv point.



BEDROOM 1

9' 10" x 10' 4" (3m x 3.15m) Carpeted, coved and textured ceiling, electric panelled radiator, uPvc double glazed window, pendant light.

BEDROOM 2

9' 10" x 5' 3" (3m x 1.6m) Carpeted, coved and textured ceiling, electric panelled radiator, uPvc double glazed window, access to loft.



BATHROOM

5' 6" x 6' 3" (1.68m x 1.91m) Tiled bath surround, pedestal sink with mixer tap, laminate flooring, coved and textured ceiling, close coupled wc, frosted glass uPvc window.

OUTSIDE

Positioned directly at the front of the property, the garden is an open, easily maintained space with a sunny aspect. With the front door conveniently positioned directly under the arch. There is an exclusive allocated parking space within a large, securely fenced paved compound, plus a rear storage area ideal for bins, tools and general household items.





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 electric and sewerage

Tenure

Freehold

Possession

Vacant possession on completion

Council Tax Band

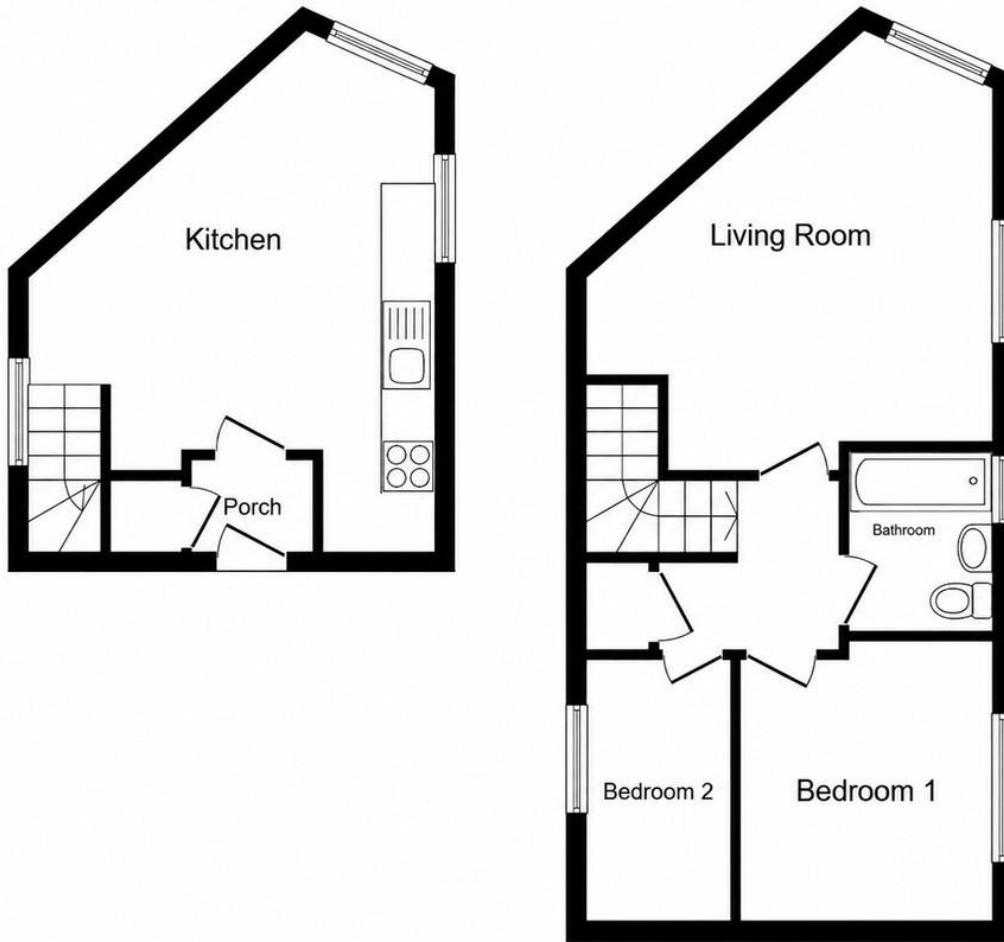
Band A

Directions

From the main town centre car park (next to Sainsburys car park) turn right into North Street. Turn right at the junction into Mundesley Road and follow this for about half a mile before turning right into Swafield Rise. Take the first right into Mayfield Way and at the junction turn right onto Acorn Road. Take the first left into Wharton Drive and the property is on your left.

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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.