

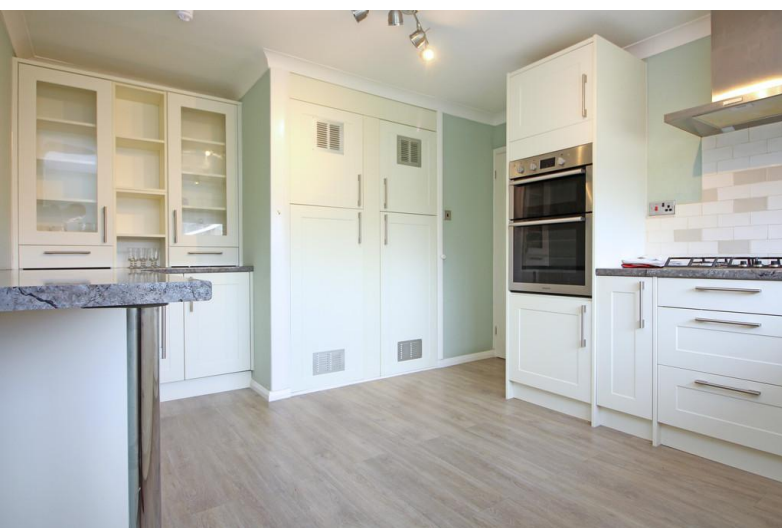


8 Baker Close,
North Walsham, NR28 9JE

- Spacious Detached Bungalow
- Pleasant Cul De Sac Position
- Three Double Bedrooms
- 22'4 Lounge/Dining Room

£325,000

EPC Rating 'D 57'





Property Description

A spacious detached bungalow enjoying a pleasant cul de sac position within a highly sought-after area towards edge of the town, the property is offered for sale with no onward chain..

The accommodation is arranged to provide three double bedrooms, a superb 22'4 lounge/dining room, a nicely fitted kitchen with built-in oven and hob, large adjoining utility room, a spacious entrance hallway (with built-in storage cupboards), and a shower room.

Further benefits include uPvc sealed unit double glazing, gas fired warm air central heating, an attached garage/workshop, and a long driveway providing off road parking space for several vehicles.

There is an attractive low maintenance garden to the front and a fully enclosed rear garden, which measures approximately 70' wide and 40' deep, providing a good degree of privacy.



Location

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

UPvc sealed unit double glazed front entrance door opening to:

Hallway

Panelled doors to all rooms, two built-in storage cupboards, wood floor, coved and textured ceiling with access to loft space.

Lounge/Dining Room

22' 4" x 13' 11" max (6.81m x 4.24m max)

UPvc sealed unit double glazed window to front, coved and textured ceiling.

Kitchen

14' 6" x 10' 11" (4.42m x 3.33m) plus recess.

Fitted with a range of matching 'shaker'-style base units and glass fronted display cabinet, roll top work surfaces with tiled splash backs, inset single drainer 1.5 bowl stainless steel sink unit and mixer tap, built-in eye level oven, inset four ring hob with stainless steel extractor hood over, integrated fridge, integrated bins, LVT flooring, coved ceiling, built-in airing cupboard housing hot air system and radiator, UPvc sealed unit double glazed window to rear, panelled and part-glazed door to side leading to:

Utility Room

10' 10" x 9' 9" max (3.3m x 2.97m max)

An irregular shaped room with wall mounted gas fired boiler, pedestal wash hand basin, radiator, tiled floor, single glazed window to rear, door to rear garden, connecting door to the attached garage.

Bedroom

13' 10" x 11' 11" (4.22m x 3.63m)

UPvc sealed unit double glazed window to front, coved and textured ceiling.



Bedroom

11' 3" x 10' 7" (3.43m x 3.23m)

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

Bedroom

13' 11" x 9' (4.24m x 2.74m)

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

Shower Room

8' 3" x 8' 1" (2.51m x 2.46m)

Vanity unit with inset sink, mixer tap and cupboards under, WC with concealed cistern, shower cubicle with sliding door, wall mounted fan heater, shaver point, radiator, tiled floor, fully tiled walls, uPvc sealed unit double glazed windows to rear, coved and textured ceiling.



Outside

To the front of the bungalow, the garden has been designed with ease of maintenance in mind, being predominantly gravelled with a selection of established shrubs and a paved pathway to the front entrance.

A gravelled driveway provides off road parking space for several vehicles, and access to the attached garage/workshop, which measures approximately 28' deep with an up and over door to front, light/power connected and a connecting door to the utility room.

The partly-walled, fully enclosed rear garden, which measures approximately 70' wide and 40' deep, provides a good degree of privacy, and includes a central lawn, flower and shrub borders, and a paved patio area.

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.



General Information

Viewings

By arrangement with the agents, Acorn Properties

☎ 01692 402019

Services

Mains gas, electricity, water and drainage connected

Tenure

Freehold

Possession

Vacant possession on completion

Council Tax Band

Band D

Directions

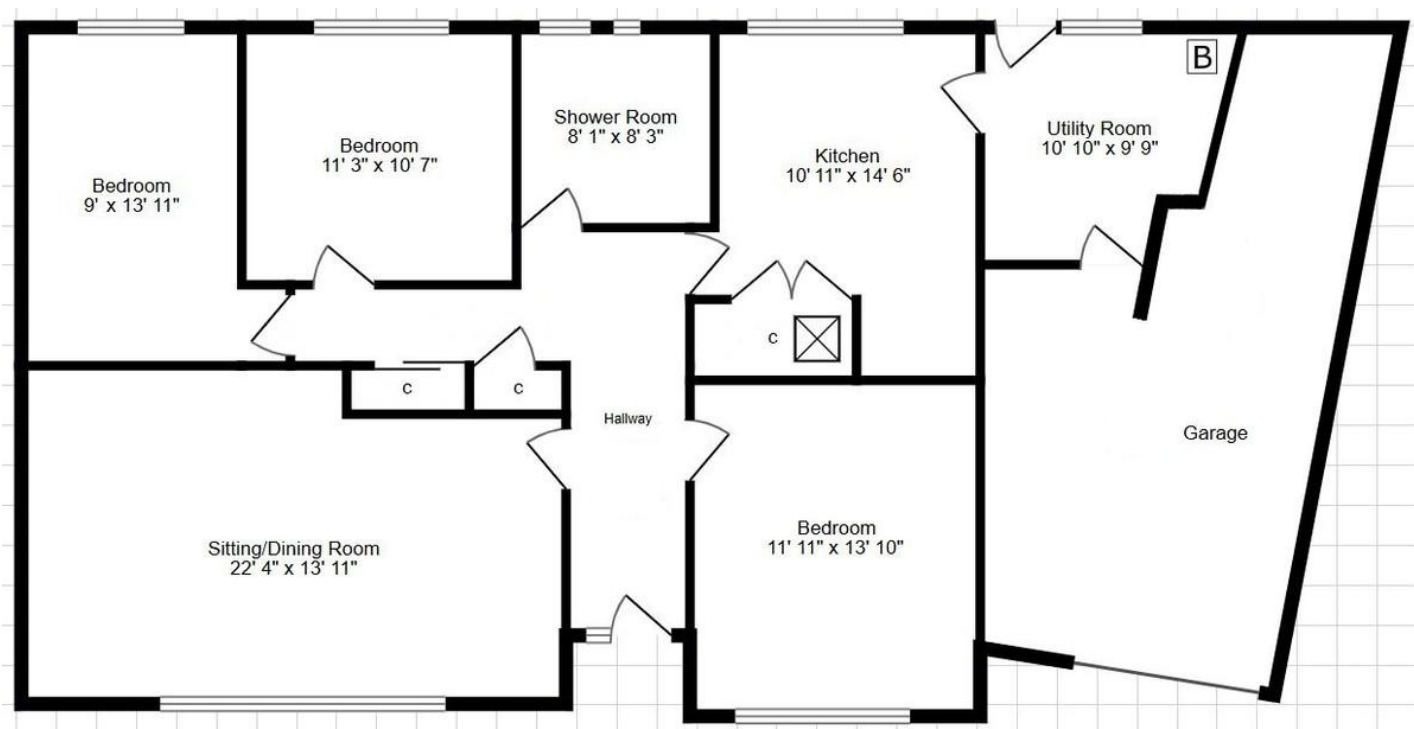
From the top of the Market Place turn right onto Yarmouth Road and continue straight over at the mini roundabout. Take the left hand turning into Thirlby Road and then the third left into Spurdens Crescent. Take the first left into Baker Close and the property can be found on the right-hand side.



AWAITING EPC GRAPH

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.