



5 Happisburgh Road,
White Horse Common, NR28 9LL

- Extensively Updated Semi-Detached Home
- Three Bedrooms (One Ensuite)
- Large Garden to the Rear
- Generous Driveway to Front

£260,000

EPC Rating 'D 61'





Property Description

An extensively updated semi-detached home situated within the rural hamlet of White Horse Common, the property is offered for sale with no onward chain.

Much improved by the current owners, the accommodation includes three bedrooms and an ensuite shower room on the first floor, with a double aspect lounge/dining room, re-fitted kitchen/breakfast room and a bathroom completing the ground floor.

Other benefits include oil fired central heating to radiators, uPvc sealed unit double glazing, modern electrics, and a large garden to the rear, ideal for a family.

To the front of the house a large gravelled driveway provides off road parking space for several vehicles.



Location

White Horse Common is a rural hamlet located in an attractive area of countryside just a mile from the market town of North Walsham. North Walsham offers 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.

Many pleasant walks are available close by, including those at Bacton Woods which are just over a mile away. The sandy beaches of the North East Norfolk coast are about five miles from White Horse Common, the Norfolk Broads are about twelve miles to the south and the city of Norwich is approximately 20 miles distant.

Accommodation

UPvc sealed unit double glazed front entrance door opening to:

Kitchen/Breakfast Room

16' 10" x 11' 7" max (5.13m x 3.53m max)

Re-fitted with a range of matching gloss-finish base units and wall cupboards, grey work surfaces, inset single drainer stainless steel sink unit with mixer tap, integrated washing machine, built-in oven and hob with extractor hood over, space for under-counter fridge and freezer, bin cupboard, vertical radiator, tiled floor, uPvc sealed unit double glazed windows to front and rear, staircase to first floor, panelled door to the bathroom, panelled and part-glazed door to the lounge/dining room, inset ceiling spotlights, uPvc sealed unit double glazed door to side leading out to the garden.

Lounge/Dining Room

16' 10" x 11' 2" (5.13m x 3.4m)

Double aspect room with uPvc sealed unit double glazed windows to front and rear, radiator, TV aerial point, inset ceiling spotlights. Please Note - The inset wood burner is not in use.

Bathroom

5' 2" x 5' 2" (1.57m x 1.57m)

Re-fitted with matching white suite comprising wash hand basin with mixer tap and cupboard under, close coupled WC and panelled bath with mixer tap and tiled surround. Heated towel rail, tiled floor, extractor fan, uPvc sealed unit double glazed window to rear, inset ceiling spotlights.

First Floor Landing

Panelled doors to each of the bedrooms.



Bedroom 1

16' 10" max x 8' 7" (5.13m max x 2.62m)

Double aspect room with UPVC sealed unit double glazed windows to front and rear, two radiators, inset ceiling spotlights, access to loft space, panelled door opening to:

Ensuite

7' 3" x 3' 8" (2.21m x 1.12m)

Matching white suite comprising pedestal wash hand basin with mixer tap, close coupled WC, shower cubicle with tiled surround, heated towel rail, extractor fan, inset ceiling spotlights.



Bedroom 2

11' 2" x 9' 1" (3.4m x 2.77m)

UPVC sealed unit double glazed window to front, radiator, TV aerial point, inset ceiling spotlights.

Bedroom 3

11' 2" max x 7' 4" (3.4m max x 2.24m)

UPVC sealed unit double glazed window to rear, radiator, TV aerial point, inset ceiling spotlights.

Outside

To the front of the property a large, gravelled driveway provides off road parking space for several vehicles. Gates to the right-hand side of the house lead through to a further parking area, and beyond this is the large rear garden.

Immediately to the rear of the property is a gravelled area, with a large outside store and a smaller timber garden shed. The oil tank is to one side, and the remainder of the garden has been laid to lawn, with hedging to the boundary and an established fruit tree.



Referrals

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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 electricity and water connected

Tenure

Freehold

Possession

Vacant possession on completion

Council Tax Band

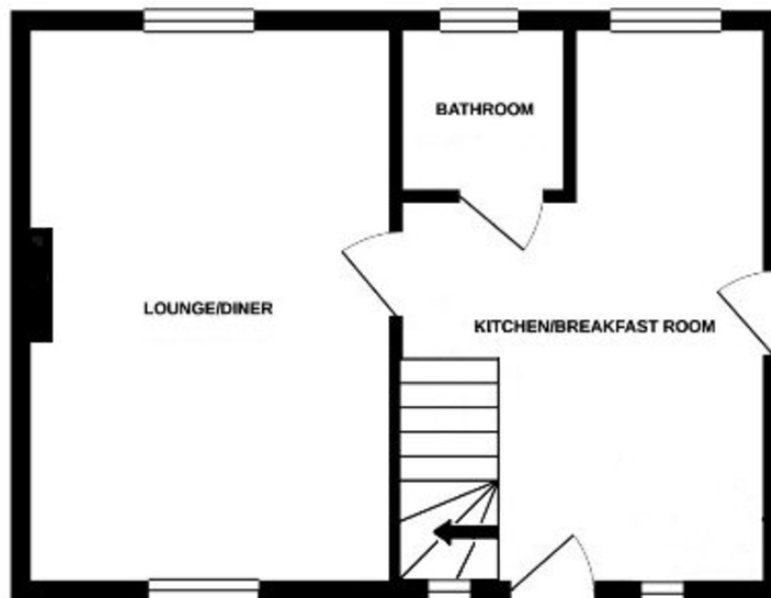
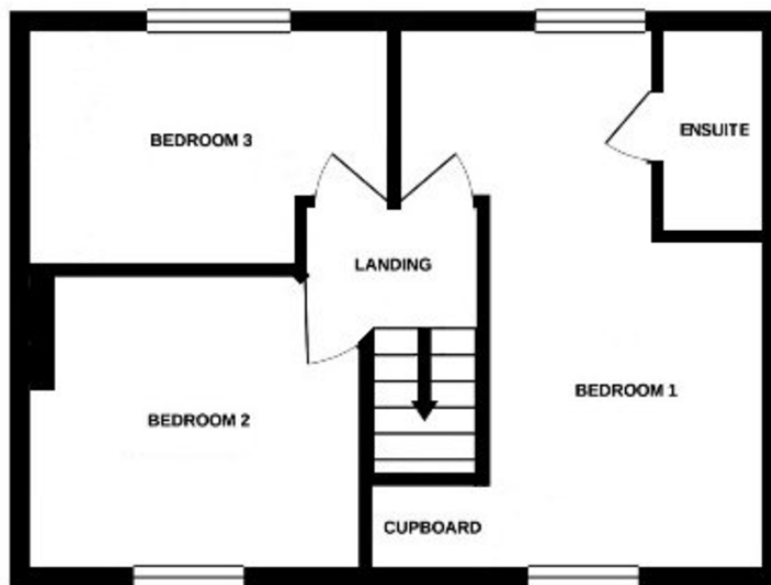
Band A

Directions

From North Walsham take the Happisburgh Road for about a mile to White Horse Common and the property can be found on the right-hand side, just before the left hand turning into Manor Road.



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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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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.