

28 Spurdens Crescent,

North Walsham, Norfolk, NR28 9JD

- Detached Chalet-Style House
- In Need of Some Updating
- Three Bedroom Accommodation
- Offered with No Onward Chain

Offers Over £260,000

EPC Rating ‘TBC’





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Property Description

Offered with no onward chain, this detached chalet-style house would benefit from some updating and occupies a pleasant cul de sac position towards the edge of town.

The spacious accommodation includes three double bedrooms (each with fitted storage), two reception rooms, a uPvc conservatory, ground floor cloakroom and a first floor bathroom. There is also an entrance porch which includes a shower cubicle.

Windows and exterior doors are all uPvc sealed unit double glazed, the property has gas fired warm air central heating and the gardens to front and rear are a good size. The brick-weave driveway and single garage provide ample off-road parking.

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.









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:

Entrance Porch
UPvc sealed unit double glazed window to side, textured ceiling, shower cubicle with fully tiled surround, sliding door leading to:

Hallway
Doors leading to the lounge, dining room, ground floor bedroom and cloakroom, built-in storage cupboard, further built-in cupboard housing warm air central heating boiler and hot water tank, coved and textured celling.

Lounge
19' 2" x 11' 6" (5.84m x 3.51m) plus door recesses. UPvc sealed unit double glazed windows to front and side, gas fire, TV aerial point, coved and textured ceiling, double doors opening to:

Dining Room
12' 5" max x 10' 11" (3.78m x 3.33m) UPvc sealed unit double glazed window to side, staircase leading up to the first floor, coved and textured ceiling, door opening to:

Kitchen
10' 11" x 9' 4" (3.33m x 2.84m) Fitted wall cupboards and shelves, built-in larder cupboard, roll top work surfaces with tiled splash backs, inset single drainer stainless steel sink unit with mixer tap, fitted base unit, space for cooker with tiled surround and cooker hood over, space and plumbing for automatic washing machine and dishwasher, space for fridge/freezer, textured ceiling, uPvc sealed unit double glazed window and door to:

Conservatory
8' 11" x 8' 7" (2.72m x 2.62m) UPvc sealed unit double glazed windows to side and rear, glass roof, door to the side leading out to the garden.

Bedroom 3
13' 1" x 9' 4" max (3.99m x 2.84m max) UPvc sealed unit double glazed windows to rear, fitted wardrobe, textured ceiling.









Cloakroom

4' 9" x 3' 5" (1.45m x 1.04m) Wall mounted wash hand basin, low level WC, half tiled walls, heated towel rail, uPvc sealed unit double glazed window to side, textured ceiling.

First Floor Landing

Doors to bedrooms and bathroom, uPvc sealed unit double glazed window to side, textured ceiling with access to loft space.

Bedroom 1

14' 2" x 13' 1" max (4.32m x 3.99m max) UPvc sealed unit double glazed windows to front and side, fitted storage cupboards, access to eaves storage, textured ceiling.

Bedroom 2

13' 8" x 12' max (4.17m x 3.66m max) UPvc sealed unit double glazed window to rear, fitted wardrobe, access to eaves storage, textured ceiling.

Bathroom

8' 4" x 4' 11" (2.54m x 1.5m) Pedestal wash hand basin, close coupled WC, panelled bath with shower over, fully tiled walls, uPvc sealed unit double glazed window to side, textured ceiling.

Outside

The garden to the front of the house has been predominantly gravelled with well stocked flower and shrub borders. A brick-weave driveway provides off road parking space and access to the brick single garage, which measures 19' 11" x 9' with electric roller door to the front, light and power, electric and gas meters, window to the rear and personal side door.

The rear garden is a good size, being mostly laid to lawn, with a selection of well-established shrubs, an apple tree and a greenhouse.

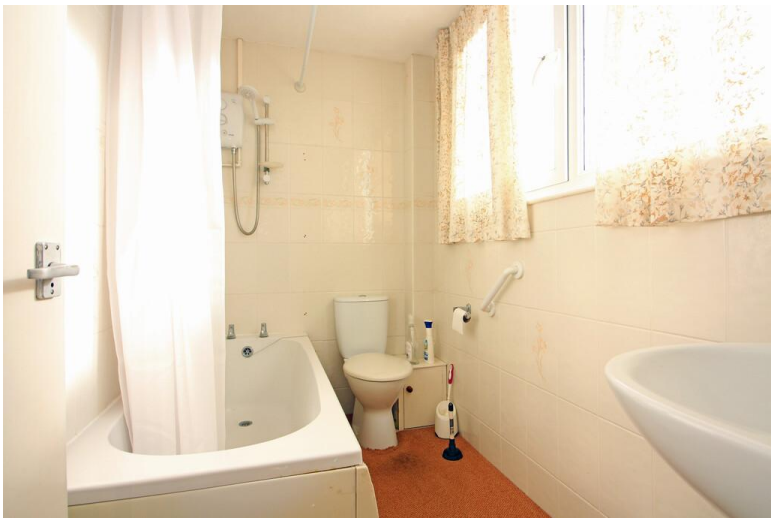
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This fee is non-refundable and will need to be paid by you prior to us instructing the property sale and issuing a formal memorandum of sale.









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

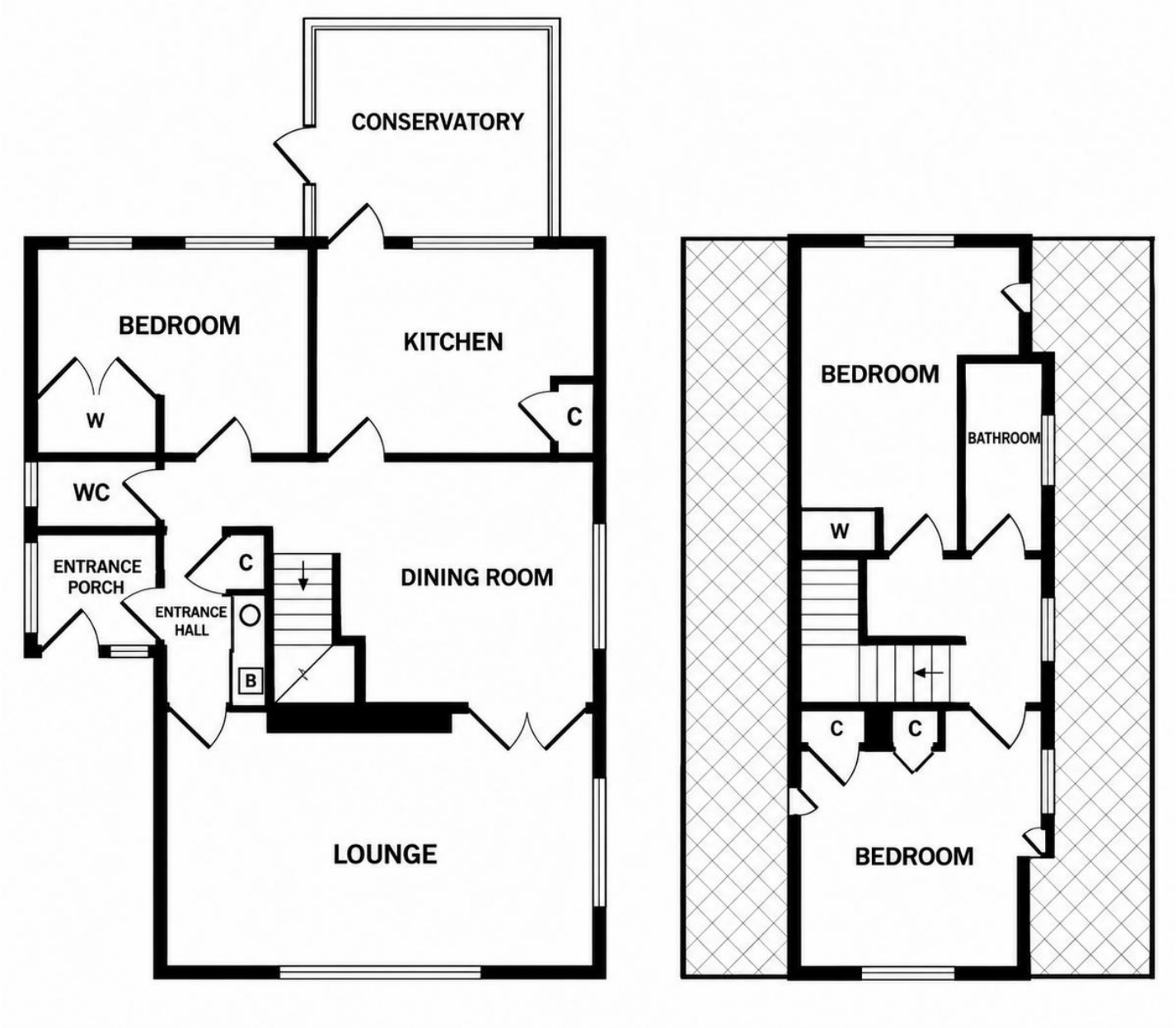
From the top of Market Place turn right onto Yarmouth Road and continue straight over at the mini-roundabout. Take the left hand turning into Thirlby Road and then the third left into Spurdens Crescent. The property is on the right hand side.

EPC Graph

Awaiting EPC Graph



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



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