



12 Simpson Close,
North Walsham, NR28 0HZ

- Spacious Detached Bungalow
- Sought After Position close to Town
- Two/Three Bedroom Accommodation
- Re-Fitted Kitchen & Shower Room

£255,000

EPC Rating 62





Property Description

A spacious detached bungalow situated close to the town centre, offering two/three bedroom accommodation that includes a 15'9 lounge, re-fitted kitchen and shower room, 16' conservatory and an attached single garage.

The property, which would benefit from some redecoration, enjoys gas fired central heating from a modern condensing boiler, an enclosed garden to the rear and a driveway to the front.

It is offered for sale with no onward chain.

Location

North Walsham is a 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 services on the Norwich to Sheringham line. The sandy beaches of the North East Norfolk coast are about 6 miles away, the Norfolk Broads are about 12 miles to the south and the city of Norwich is approximately 17 miles distant.





Accommodation

Upvc sealed unit double glazed front entrance door to:

ENTRANCE LOBBY

Doors to hallway, conservatory and attached garage.

HALLWAY

Doors to kitchen, lounge, bedrooms 1, 2 and shower room, archway to bedroom 3/dining room, built-in cupboard housing wall mounted gas fired boiler, radiator, telephone point, coved and textured ceiling with access to loft space.



KITCHEN

12' 5" x 9' 4" (3.78m x 2.84m)

Re-fitted with a range of matching 'shaker' style base units and wall cupboards, roll top work surfaces with tiled splash backs, built-in eye level oven, inset electric hob, inset sink unit with mixer tap, space and plumbing for automatic washing machine and dishwasher, space for fridge, window to front, coved and textured ceiling.

LOUNGE

15' 9" x 12' 5" max (4.8m x 3.78m max)

Electric fire with marble surround and hearth, TV aerial point, radiator, window to front, coved and textured ceiling.



CONSERVATORY

16' x 9' 2" (4.88m x 2.79m)

Upvc sealed unit double glazed windows to side and rear, radiator, polycarbonate roof, door to rear garden.

BEDROOM 1

13' x 10' 10" (3.96m x 3.3m)

Window to rear, radiator, coved and textured ceiling.

BEDROOM 2

10' 11" x 9' 9" (3.33m x 2.97m)

Window to rear, radiator, coved and textured ceiling.



BEDROOM 3 / DINING ROOM

9' 2" x 7' 7" (2.79m x 2.31m)

French doors to conservatory, radiator, coved and textured ceiling.

SHOWER ROOM

7' 6" x 10' 10" max (2.29m x 3.30m max)

Re-fitted with matching white suite comprising shower cubicle, close coupled WC and wash hand basin with cupboard under, window to rear, radiator, fitted storage cupboard, coved and textured ceiling.



Outside

To the front of the property a brick-weave driveway provides off road parking space for one vehicle, and access to the attached single garage, which measures 18'1 x 8'7.

The garden to the front has been designed with ease of maintenance in mind, being shingled behind a low brick wall. If you follow the pathway to the left hand side of the bungalow there is gated access through to the fully enclosed rear garden.

The rear garden enjoys a good degree of privacy and comprises a lawn, paved patio area, well stocked shrub beds, greenhouse and a timber garden shed.

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

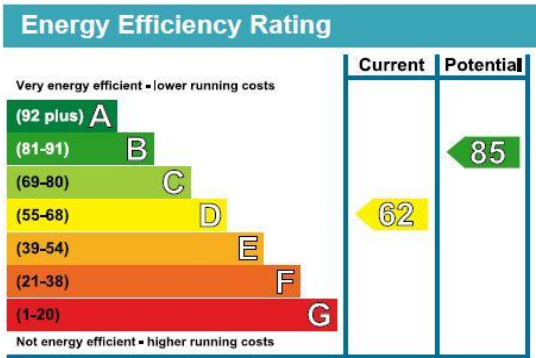
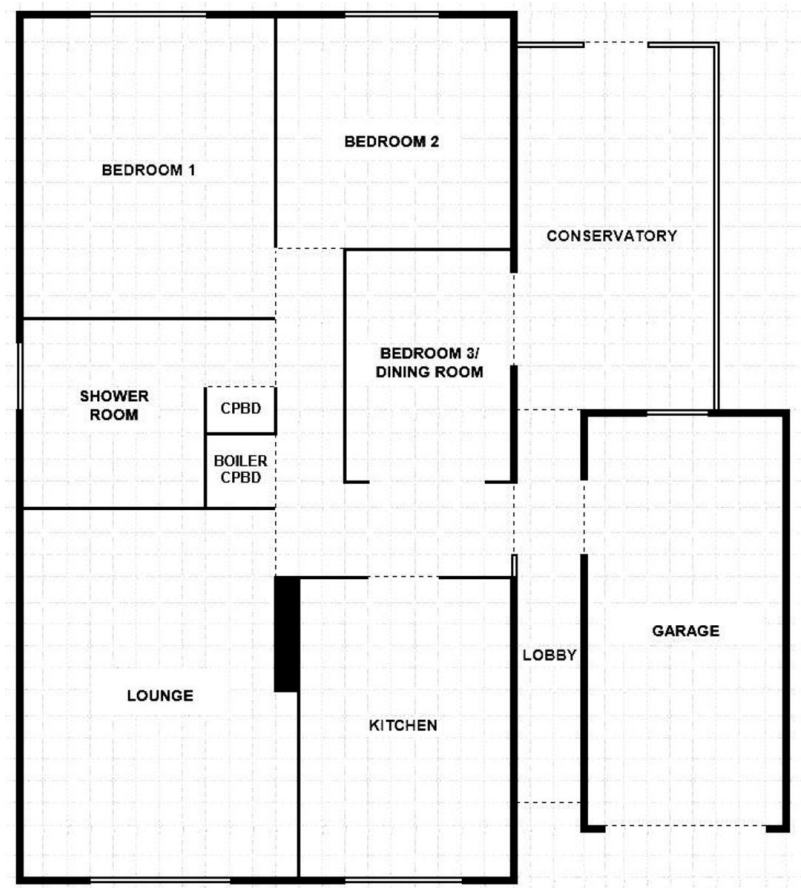
On foot from the Market Place walk down the town into Market Street and turn left into Aylsham Road. Cross over the road and turn right into the pedestrian walkway, which leads through to Simpson Close. Turn left, and the property is on the right hand side.

EPC Graph

To follow



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 purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements