



Hartly House, Paston Road

Knapton, North Walsham, Norfolk NR28 0FD

- Spacious Detached Modern House
- Four Double Bedrooms
- Ensuite to Master Bedroom
- Over 0.4 Acre Plot (subject to survey)

£450,000

EPC Rating '69'





Property Description

An attractive modern detached house enjoying a wonderfully secluded position in a small rural village, offered for sale with the benefit of no onward chain.

The accommodation includes four double bedrooms (one with an ensuite shower room) and a luxury bathroom on the first floor. The ground floor provides a large 26' lounge, separate dining room, large shaker style fitted kitchen, utility, rear porch, spacious entrance hall, entrance porch/cloakroom. The kitchen and lounge overlook the delightfully secluded west facing garden.

A double garage and shingle driveway provide off road parking space for several cars.

The property also benefits from two brick built out houses and a wooden gazebo.

LOCATION

The village of Knapton is located in a pleasant part of North East Norfolk about a mile and a half inland, close to the popular coastal village of Mundesley and about four miles from the market town of North Walsham. Mundesley offers the nearest amenities including shops, infant/junior schools, doctors' surgery, 9-hole golf course, library etc. More extensive facilities are available in North Walsham including a large supermarket, swimming pool/fitness centre, railway station and all levels of schools including a sixth form



college.

The historic city of Norwich is just over 20 miles from the village and includes Norwich International Airport, which offers flights both internally and to the continent.

ACCOMMODATION

The property benefits from Upvc double glazing throughout. Front door opens to:

ENTRANCE PORCH

9' 5" x 5' 9" (2.87m x 1.75m) Window to front and single glazed porthole window to side. Room for hanging coats, brown tiled floor.

Door to:

SPACIOUS INNER HALL

12' 5" x 11' 4" (3.78m x 3.45m) A very spacious inner hall with stairs to 1st floor, double doors to lounge, door to kitchen. Beige fitted carpets, radiator, ceiling light, telephone point, and smoke detector.

LOUNGE

26' 8" x 11' 11" (8.13m x 3.63m) Glorious 26' double aspect lounge. Wood burner style gas fire. Window to front and French doors to rear garden. Wall lights, radiators, beige fitted carpets and TV point.

KITCHEN/BREAKFAST ROOM

14' 10" x 12' 5" (4.52m x 3.78m) Overlooking the lovely rear garden a large and beautifully appointed shaker style kitchen with solid wood painted doors in a taupe shade, range of base and wall units with beige tiled splash back beige granite worktops and white ceramic double bowl sink. Rangemaster freestanding cooker, cooker hood, full height built in fridge, built in dishwasher, beige tiled floor, ceiling spot lights and radiator. Room for kitchen table and chairs. Door to dining room and opening to utility room.

DINING ROOM

16' 8" x 10' (5.08m x 3.05m) An elegant dining room with space for a large table and chairs for entertaining family and friends, windows to front and side with modern style shutters, stripped pine effect laminate flooring, wall and ceiling lights, radiators.

UTILITY ROOM

8' 10" x 8' (2.69m x 2.44m) Range of wall and base units to match the kitchen with beige marble effect worksurface and beige tiled splash backs. space for washing machine, dryer and upright freezer. Meter cupboard and radiator. Door to rear porch and WC.

WC

8' 11" x 2' (2.72m x 0.61m) White low level WC and wash hand basin set into a vanity unit with cupboard and tiled splash back. Housing for gas boiler. Ceiling light and radiator.

REAR PORCH

6' x 4' (1.83m x 1.22m) Useful rear porch/boot room. Single skin brick with windows to rear and door to side. Antiqued white floor tiles. Door to rear garden.





LANDING

Large L shape landing with window to front and doors to all bedrooms and luxury bathroom. Large airing cupboard housing hot water tank. Access to loft, beige fitted carpet and radiator.

MASTER BEDROOM

14' 11" x 10' (4.55m x 3.05m) with rear aspect a lovely sunny double bedroom, beige fitted carpets, radiator and TV point. Door to:

ENSUITE SHOWER ROOM

7' x 2' 11" (2.13m x 0.89m) Tiled shower cubicle, low level WC and vanity unit with wash hand basin. Extractor fan.

BEDROOM 2

14' 0" x 11' 0" (4.27m x 3.35m) large double bedroom with fitted wardrobes and window to front aspect. Beige fitted carpet, TV point and radiator.

BEDROOM 3

13' 0" x 11' 0" (3.96m x 3.35m) Large double bedroom with fitted wardrobes along the whole of one side and window to front aspect. Beige fitted carpet, TV point and radiator.

BEDROOM 4

11' x 14' 0" (3.35m x 4.27m) Double bedroom currently used as a study with fitted cupboards with shelving and window to rear aspect. Grey fitted carpet and radiator.

BATHROOM

7' X 6" PLUS SHOWER 5' X 2' 10" Remodelled by the current owner to provide a luxury bath and shower room. White suite comprising a large free standing double ended bath on a raised plinth with spot lighting under. Wash hand basin and low level WC. Mirror inset to side wall. Opening to huge walk-in shower. Black and grey tiling to floor and walls, window to rear with modern style shutters, chrome ladder heated towel rail.

OUTSIDE

To the front of the property the garden has been laid to lawn with flower borders, hedges and shrubs and a gravel driveway leading to the garage on the right hand side and rear garden to the left hand side.

The double garage 21' x 16' has an up and over door to the front, window and personal door to the side. A picket fence with gate gives access to the rear garden.

The rear garden is delightfully secluded and westerly facing enclosed by conifer and other hedging, providing a high degree of privacy. The garden has been predominantly laid to lawn with a paved patio areas and shrub borders. There is also a large wooden gazebo at the end of the garden and two brick outbuildings with stable doors measuring 17' x 10' and 9' x 10' currently used as sheds / storage areas.

Gate to fields at the rear.





Viewings

By arrangement with the agents, Acorn Properties

☎ 01692 402019

Services

Electricity, gas and water connected. Private drainage.

Tenure

Freehold

Possession

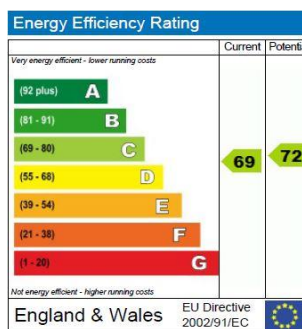
Vacant possession on completion

Council Tax Band

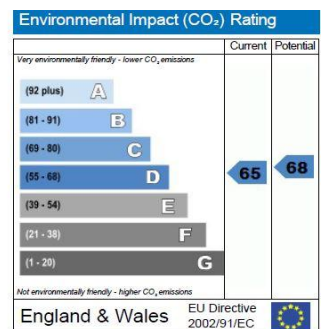
Band E

Directions

From North Walsham take the B1145 towards Mundesley. Upon reaching the village of Knapton (at a sharp left hand bend in the road) proceed straight ahead into The Street., bear right on to Paston Road and the property is on the right hand side.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

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.