



**11 Hollybush Road**  
North Walsham, NR28 9XT

- Generous accomodation
- three/four bedrooms
- Conservatory
- Enclosed garden and parking

**£250,000**

EPC Rating '71'





## Property Description

### DESCRIPTION

Set in a modern estate location towards the outskirts of North Walsham is this modern link detached family home built by Norfolk Homes in 2000. The property provides versatile accommodation over two floors to include three bedrooms to the first floor with the master having an en-suite shower room and the remaining bedrooms served by a modern family bathroom, to the ground floor the property has a modern light and airy feel with an open plan kitchen dining room flowing into both the lounge and the conservatory which overlooks the enclosed private rear garden, the usual facilities are offered by the utility room and there is a cloak room to the ground floor. In addition to this the garage has been professionally converted to provide additional accommodation (currently a work room) but just as easily a bedroom should it be required. All of this alongside Upvc double glazing and gas fired central heating split between under floor heating to the ground floor and radiators upstairs.



### 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.

### ENTRANCE HALL

With staircase rising to first floor, wall mounted central heating thermostat.

### CLOAKROOM

with matching suite comprising close coupled wc, wash hand basin, opaque Upvc double glazed window.

### BEDROOM FOUR / RECEPTION ROOM

15' 1" x 8' 1" (4.6m x 2.46m) Converted from a garage in 2016 this room is currently occupied as a workroom but this versatile space could provide a ground floor double bedroom or additional reception room. Laminate flooring and a Upvc double glazed window to the front, with access to the utility room and hall. (this room does not have underfloor heating).



### LOUNGE

16' 5" x 11' 1" (5m x 3.38m) A open arch way leads to the kitchen diner to provide modern open plan living. Karndean flooring throughout with Upvc double glazed window to the front and under stairs storage cupboard.



### KITCHEN/DINER

14' 2" x 8' 8" (4.32m x 2.64m) Open plan from the living room with ample room for a dining table with access to the utility and double glazed patio doors to the conservatory. fitted with a range of base and wall mounted units comprising cupboards and drawers, plumbing and space for dishwasher, single drainer sink with mixer taps, butchers block work surface, built-in double oven and four ring hob with cooker hood above, further appliance space, ceramic tiled floor, Upvc double glazed window overlooking rear garden.

### UTILITY ROOM

8' 1" x 4' 11" (2.46m x 1.5m) With ceramic tiled floor, base and wall mounted cupboards, butchers block work surface with single drainer sink, Upvc double glazed window to rear, part glazed door to outside further door affording access to reception/bedroom four, wall mounted gas fired central heating boiler, space and plumbing for washing machine.





### CONSERVATORY

11' 10" x 8' 6" (3.61m x 2.59m) Having Upvc double glazed windows on a brick base with polycarbonate roof, ceramic tiled floor, french doors to the garden.

### FIRST FLOOR LANDING

Access to all rooms, hatch to loft space, built-in airing cupboard with factory lagged hot water tank and slatted shelving.

### BEDROOM ONE

11' 10" x 11' 1" (3.61m x 3.38m) A well proportioned master bedroom with a double built in wardrobe, Upvc double glazed window to the front, radiator and access to the en suite.

### ENSUITE

Fitted with a three piece suite comprising a tiled shower enclosure with glass door and 'aqualisa' shower fitted, wash and basin, close coupled wc, extractor fan, shaver point, opaque Upvc double glazed window, radiator.

### BEDROOM TWO

15' 5" x 8' 1" (4.7m x 2.46m) A double aspect room with Upvc double glazed windows to front and rear, two radiators.

### BEDROOM THREE

9' 7" x 7' 10" (2.92m x 2.39m) With double built-in wardrobe cupboards, Upvc double glazed window to rear, radiator.

### BATHROOM

With modern three piece suite comprising of a panelled bath with 'Aqualisa' shower over and glass screen, close coupled wc, wash hand basin, shaver point, radiator, extractor fan, opaque Upvc double glazed window to rear.

### FRONT GARDEN

Being laid to flower and shrub beds, tarmac driveway providing off road parking and pave path to front door and gated side access to the rear garden.

### REAR GARDEN

Being enclosed by close boarded fencing, gated side access outside tap, mainly laid to paving with vegetable plot and well established shrub and flower borders, timber garden shed.





## Viewings

By arrangement with the agents, Acorn Properties

**☎ 01692 402019**

## Services

Mains Electric, Gas, Water and Sewerage

## Tenure

Freehold

## Possession

Vacant possession on completion

## Council Tax Band

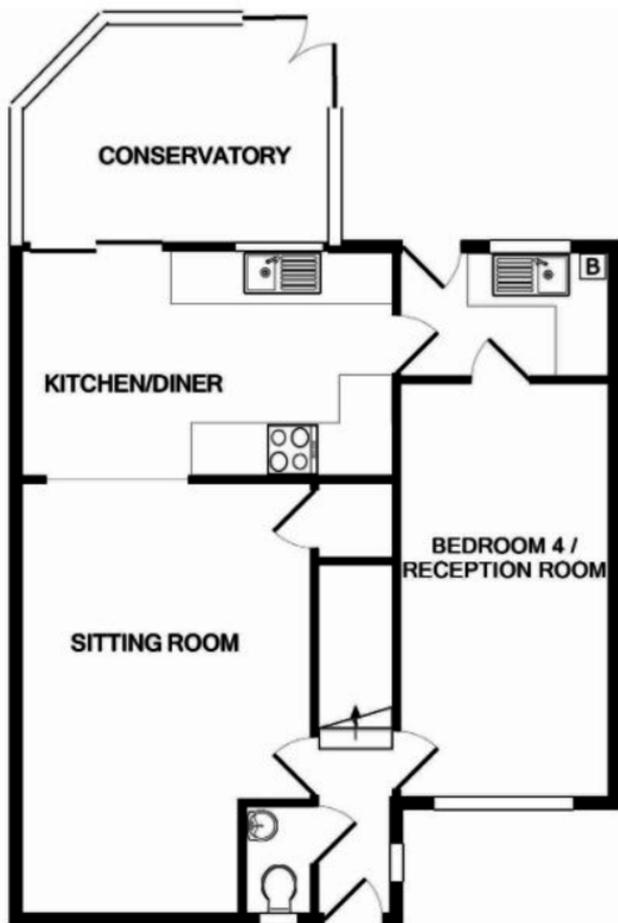
Band C

## Directions

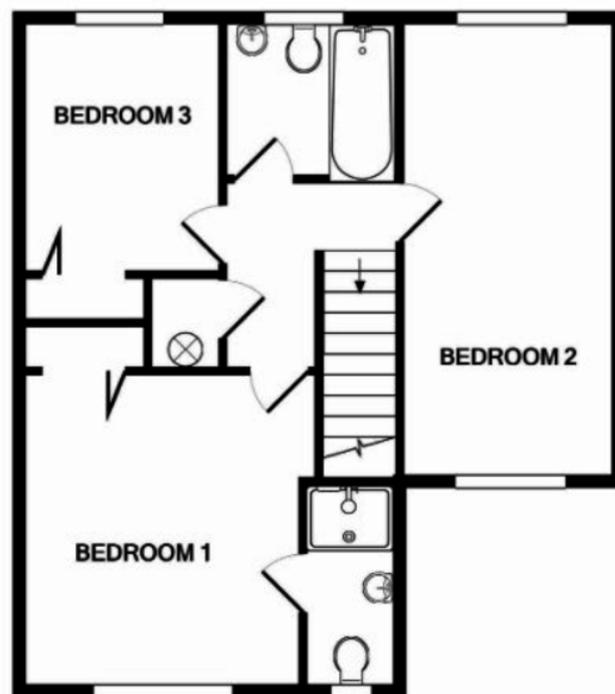
From the top of the Market Place turn left into New Road and then left again at the sharp right hand bend into Pound Road. Turn right at the crossroads and continue into Brick Kiln Road. Take the sixth right hand turning into Hollybush Road the property can then be found on the left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	71	73
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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



GROUND FLOOR  
APPROX. FLOOR  
AREA 617 SQ.FT.  
(57.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 498 SQ.FT.  
(46.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1116 SQ.FT. (103.6 SQ.M.)

### 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 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.

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Acorn Properties may also refer our clients to one of our two local mortgage advisors.

For each successful 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. Again there is no obligation for our clients to use our recommended mortgage services.

Please feel free to ask us if you would like any further information regarding our recommended solicitors or mortgage advisors, and the arrangements we have with each.

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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.