



The Pines, New Road,
North Walsham, NR28 9DF

- Backing onto Park Land
- Detached Well appointed Family Home
- Versatile Accommodation
- Convenient Location for all amenities

Offers In Excess Of £750,000

EPC Rating 'TBC'





Property Description

DESCRIPTION

An Extended and Remodelled Detached Residence featuring imported French oak joinery throughout producing a unique and memorable ambience rarely found in the UK. Generously proportioned living area offering a large south-facing lounge and FIVE/SIX bedrooms, Kitchen Breakfast Room with a range of 'Mobalpa' French Oak kitchen units. The Living Accommodation extends to approximately 2218 sq.ft. A large 389 sq.ft Studio/Function/Dining Room with direct access into the rear garden and independent side access, Workshop/Garaging with Electric Roller Doors, Power and Light to accommodate up to THREE cars, Large Gravelled Driveway accommodating up to FIVE cars with on site turning

Mature south facing rear gardens continue the French theme into a white stoned 'terrace'

Services include newly installed Vaillant Combi boiler. The Property also benefits from a current Planning Consent to allow a split into a Detached 5/6 Bedroomed House of 1830 sq.ft and a Detached 2/3 Bedroomed Bungalow of 915 sq.ft, including a 350 sq.ft rearward extension to the existing Studio area. A UNIQUE and incredibly flexible multi-generational home offering a range of potential uses nicely peppered with a touch of French Design Flair!



ENTRANCE HALL

Hardwood staircase rising to the first floor, ceramic tiled floor, radiator, under stairs storage area.

SHOWER ROOM

6' x 4' 4" (1.83m x 1.32m) Walk in tiled shower enclosure with glazed door, wash hand basin, spot lighting, tiled splash backs.

STUDY

11' 5" x 11' 10" (3.48m x 3.61m) Hardwood double glazed window to front.

LIVING ROOM/DINING ROOM

24' 6" x 20' 11" (7.47m x 6.38m) A double aspect 'L' shaped reception room incorporating Dining Area with hardwood double glazed window to front and two matching sets of French doors to rear, feature stone fireplace with raised hearth and wooden mantle, radiator, built-in storage cupboards.

FAMILY ROOM

18' x 21' 6" (5.49m x 6.55m) Door to side, hardwood French doors to the garden, inset spot lighting, personal door to the garage.

KITCHEN

12' 5" x 12' 8" (3.78m x 3.86m) Fitted with a range of base and wall mounted units comprising cupboards and drawers, roll edge work surface with inset one and a half bowl sink and mixer taps, tiled splash backs, built-in eye level double electric oven and four ring hob with cooker hood above, plumbing and space for dishwasher, further space for under counter appliance, hardwood double glazed window overlooking rear garden, glazed door to the utility room.

UTILITY ROOM

7' 9" x 5' 1" (2.36m x 1.55m) Hardwood door to outside, fitted with a range of base and wall mounted cupboards with roll edge work surface and inset one and a half bowl sink and mixer tap, space and plumbing for washing machine, further undercounter appliance space.

FIRST FLOOR LANDING

Access to all rooms, hatch to the loft, hardwood double glazed window to front, airing cupboard.

BEDROOM

13' 1" x 6' 11" (3.99m x 2.11m) With hardwood double glazed window to front.

BEDROOM

8' 1" x 11' 8" (2.46m x 3.56m) Hardwood double glazed window to front.



BEDROOM

13' 1" x 7' 8" (3.99m x 2.34m) With hardwood double glazed window to side.

BEDROOM

13' 8" x 8' 11" (4.17m x 2.72m) With hardwood double glazed window to rear, radiator.

BATHROOM

5' 6" x 9' 8" (1.68m x 2.95m) Fitted with a matching white suite comprising of a 'P' shaped shower bath with glazed screen over and mixer taps with shower attachment, pedestal wash hand basin, close coupled dual flush wc, tiled splash backs, two hardwood double glazed windows to rear.

MASTER BEDROOM

15' 8" x 12' 5" (4.78m x 3.78m) With hardwood double glazed window overlooking the rear garden, hatch to boarded loft, door to ensuite.

EN SUITE

12' 5" x 6' 5" (3.78m x 1.96m) With hardwood double glazed window to side.

REAR GARDEN

Enclosed by close boarded fencing, mainly laid to lawn with extensive landscaping, mature and well kept shrub borders, stoned seating area, pergola covering a BBQ area, concrete path to the gated access to the Memorial Park, mature trees including a Larch and a Copper Beech, gated side access.

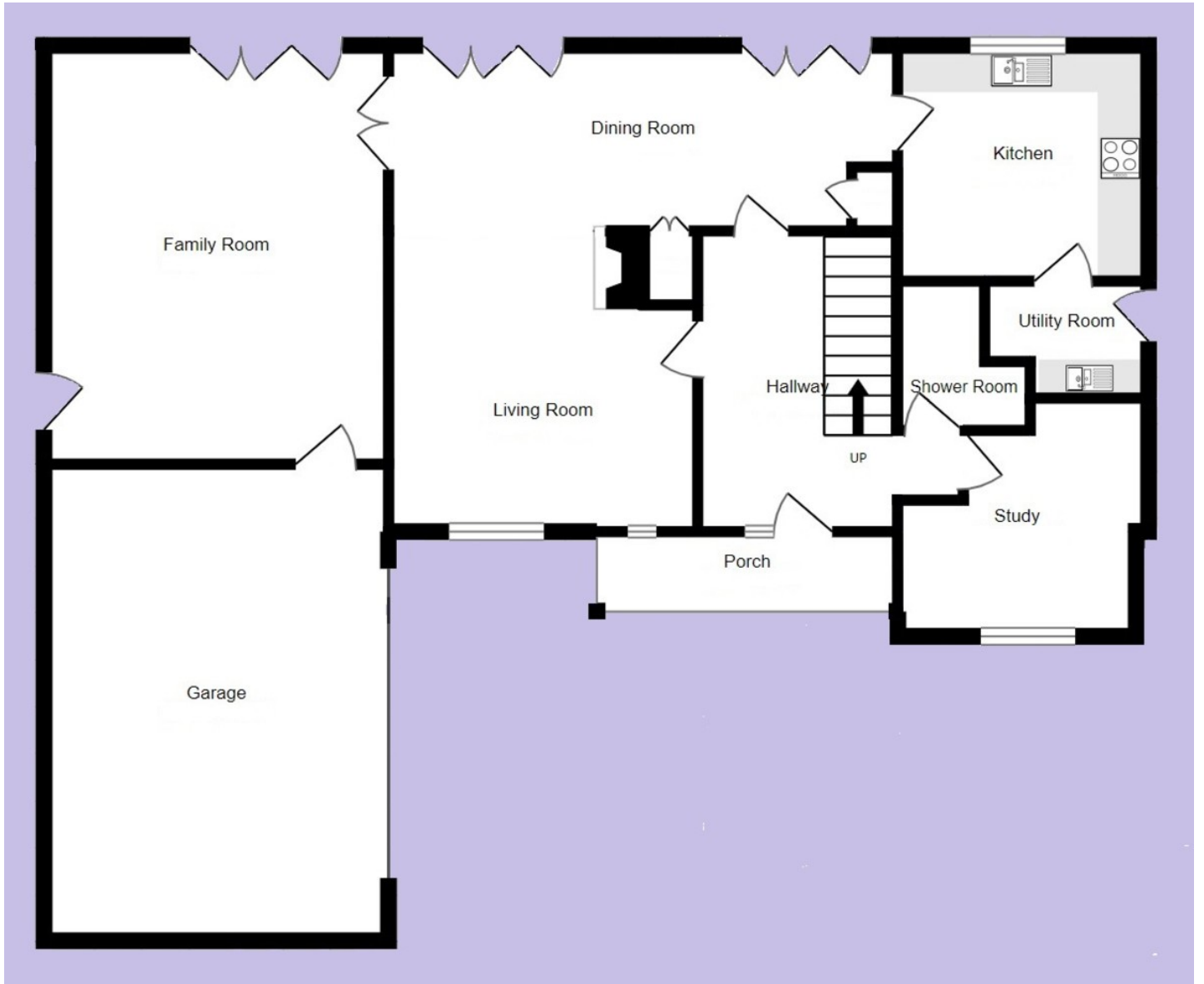
FRONT GARDEN

Enclosed by walling, fencing and mature hedging, shrub borders, mature Oak tree and timber garden shed, laid mainly to pea shingle to provide a substantial parking area for several vehicles, a canopied porch with hardwood post offers visitors cover when approaching the front door.

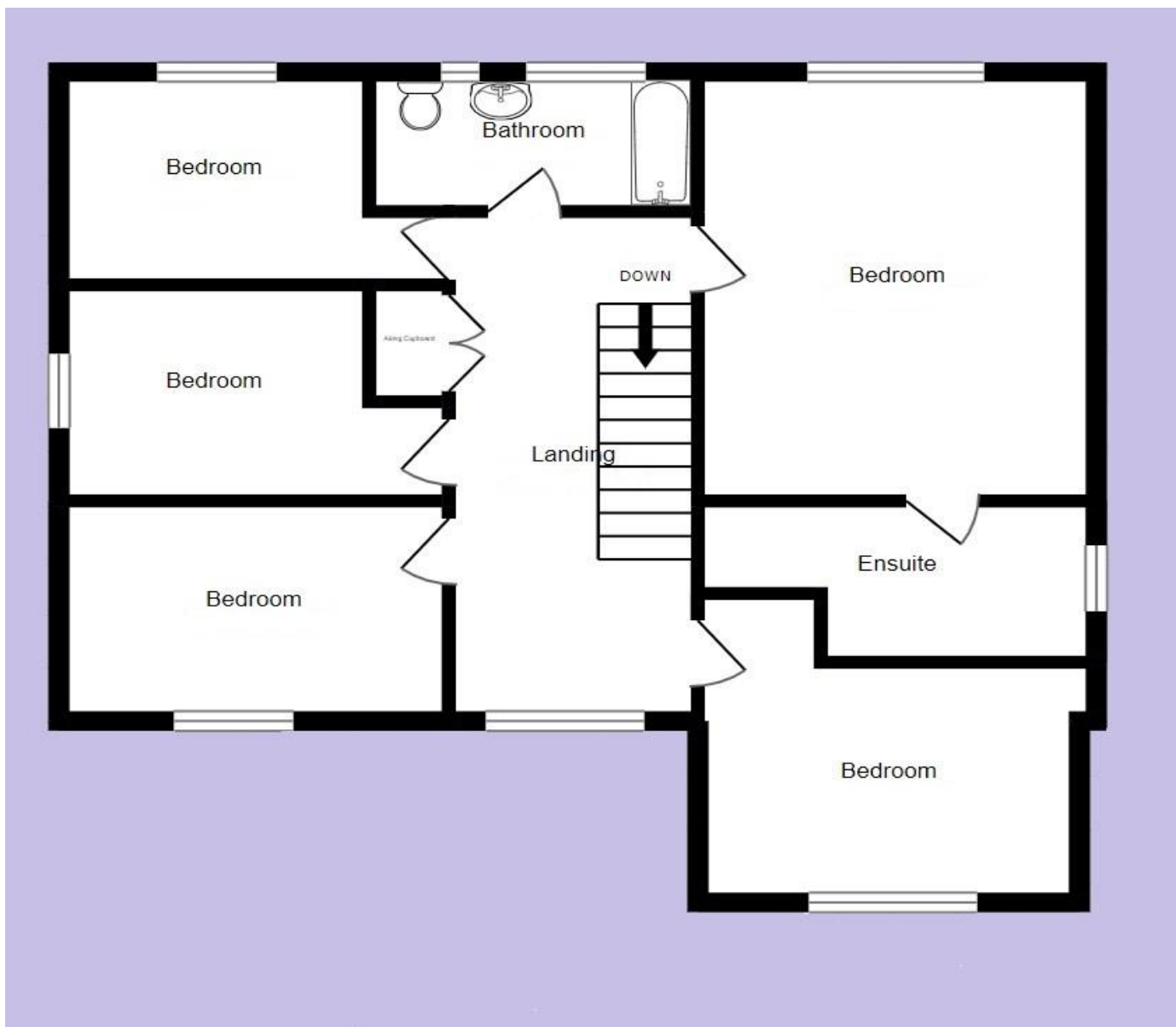
GARAGE

24' 2" x 18' 9" (7.37m x 5.72m) With electric roller door, window to side, power and light.





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



REFERRALS

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Viewings By arrangement with the agents, Acorn Properties ☎ **01692 402019**

Services Mains Electricity, Gas, Water and Drainage

Tenure Freehold

Possession Vacant possession on completion

Council Tax Band Band c currently (may be re-banded on purchase

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