



29 Simpson Close
North Walsham, NR28 0HZ

- Detached Two Bedroom Bungalow
- Secluded Location close to Town
- Parking and Garage
- Modern Kitchen and Bathroom

£325,000
EPC Rating '66'



29 Simpson Close, North Walsham, Norfolk, NR28 0HZ



Property Description

DESCRIPTION

Set in a secluded position within easy reach of North Walsham town centre, This well appointed two bedroom detached bungalow offers gas fired centrally heated accommodation, fitted kitchen with appliances, double aspect lounge, garden room overlooking a well-established enclosed garden, attached garage and Upvc double glazing.

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 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 Northeast 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 PORCH

Having Opaque Upvc double glazed windows under a polycarbonate roof, glazed door leading to the Hallway.

HALLWAY

With access to all rooms, hatch to loft space, radiator, wall mounted central heating thermostat, built-in airing cupboard with factory lagged hot water tank and slatted shelving, further built-in storage cupboard.

LOUNGE

16' 1" x 10' 10" (4.9m x 3.3m) A double aspect room with Upvc double glazed windows to front and side, radiator, television point, wall mounted 'Baxi' gas heater.



KITCHEN

12' 7" x 8' 11" (3.84m x 2.72m) Fitted with a comprehensive range of modern base and wall mounted units comprising cupboards and drawers, work surface with inset stainless steel single drainer sink and mixer tap, plumbing and space for washing machine, further space for under counter appliance, integrated fridge/freezer, built in eye level double electric oven and matching four ring gas hob with cooker hood above, tiled splash backs, wall mounted gas fired central heating boiler, radiator, Upvc double glazed window to rear, door to Garden Room.



BEDROOM ONE

11' x 10' (3.35m x 3.05m) With Upvc double glazed window overlooking the rear garden, radiator, built-in wardrobe cupboard with hanging space and shelving.

BEDROOM TWO

9' 11" x 9' (3.02m x 2.74m) With Upvc double glazed window to front, radiator.

BATHROOM

6' 6" x 5' 5" (1.98m x 1.65m) Having tiled walls with matching three piece suite with panelled bath with separate taps and shower over, pedestal wash hand basin, low level wc, radiator, electric fan heater, Opaque Upvc double glazed window to rear, shaver point.



GARDEN ROOM

13' 6" maximum x 14' 6" maximum (4.11m x 4.42m) Having Upvc double glazed windows on a brick base with French doors to rear and single door to side, personal door to garage.

GARAGE

9' 8" x 16' 8" (2.95m x 5.08m) With double doors to front, wall mounted consumer unit, outside tap, power and light.



FRONT GARDEN

A block paved driveway provides off road parking and access to the garage, well stocked shrub beds and path to the front door.

REAR GARDEN

Being enclosed by fencing with gated side access, laid to lawn with paved patio, timber garden shed, well established flower and shrubbery/woodland area and paved paths.

REFERRALS

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



Viewings

By arrangement with the agents, Acorn Properties

☎ 01692 402019

Services

Mains Electricity, Gas, Water & Drainage

Tenure

Freehold

Possession

Vacant possession on completion

Council Tax Band

Band C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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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.