



19 Fuller Road,
North Walsham, NR28 0EG

- Ex- Local Authority Semi-Detached Home
- Three Bedroom Accommodation
- Enclosed South-Facing Garden
- Block Paved Driveway to Front

£230,000

EPC Rating '59 D'





Property Description

A well-appointed semi-detached home situated within easy reach of local primary/junior school and leisure centre, providing three bedrooms, re-fitted kitchen/breakfast room, conservatory, gas central heating, double-glazing, off-road parking and a south facing garden with brick garden room.

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 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.



Accommodation

Panelled and part double glazed front entrance door opening to:

Entrance Hall

Staircase with hand rail rising to first floor, door leading to the lounge.

Lounge

13' 8" x 10' 10" (4.17m x 3.3m)

UPvc double glazed window to front, radiator, television point, telephone point, door to leading to the kitchen/dining room.



Kitchen/Dining Room

14' 9" x 9' 4" (4.5m x 2.84m)

Re-fitted with a comprehensive range of base and wall mounted units comprising cupboards and drawers, roll edge work surfaces with tiled splash backs, inset single drainer stainless steel sink unit with mixer tap.

Plumbing and space for dishwasher, space for fridge/freezer, built-in oven and hob, opening facing the conservatory, inset ceiling spotlights, side hallway with under-stairs storage cupboard with shelving and gas meter, uPvc double glazed window to side and half glazed door to the conservatory.



Conservatory

12' 10" x 7' 1" (3.91m x 2.16m)

UPvc double glazed windows on a brick base with personal door to side and French doors to the rear garden, polycarbonate roof, ceramic tiled floor, walk in shelved storage cupboard, door to:

Cloakroom

Low level WC, wash hand basin, ceramic tiled floor.

First Floor Landing

Access to bedrooms and bathroom, uPvc double glazed window to side, hatch to loft space (which houses the wall mounted gas fired boiler).



Bedroom 1

10' 10" x 8' 3" minimum (3.3m x 2.51m)

Radiator, uPvc double glazed window to front.

Bedroom 2

9' 7" x 9' 5" (2.92m x 2.87m)

UPvc double glazed window to rear, radiator.

Bedroom 3

8' 4" x 5' 11" (2.54m x 1.8m)

UPvc double glazed window to rear, radiator.



Bathroom

Fitted with a matching white suite comprising of a panelled bath with central taps and wall mounted thermostatic shower over, pedestal wash hand basin, close coupled WC, tiled walls, chrome heated towel radiator, opaque uPvc double glazed window to front, inset ceiling spot lights.

Outside

To the front of the property, a block-paved driveway provides ample off road parking space, with a shale border with shrubs and gated side access leading through to the rear garden.

The sunny south-facing rear garden is enclosed mainly by fencing and includes a paved patio area adjacent to the conservatory, leading to the main lawned area with flower and shrub borders. There is also a brick-built garden room at the bottom of the garden.



Anti-Money Laundering Checks and Costs

In accordance with anti-money laundering (AML) laws, Acorn Properties are required to complete AML checks on each of our clients. We may complete these checks with you in person, or via a partner supplier who will contact you, once you have had an offer accepted on a property you wish to buy.

The cost of these checks is £30 (incl. VAT) per person, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. We retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly.

This fee is non-refundable and will need to be paid by you prior to us instructing the property sale and issuing a formal memorandum of sale.



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, Surveyors 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. There is no obligation for any of our clients to use our recommended solicitors, but we find the existing relationships we have with these firms can be beneficial to all parties.

For each successful Financial Services 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. There is no obligation for our clients to use our recommended mortgage services.

For each successful Surveyors referral Acorn Properties will receive a fee of between £30 and £100. There is no obligation for our clients to use our recommended Surveyors.





General Information

Viewings

By arrangement with the agents, Acorn Properties

☎ 01692 402019

Services

Mains gas, electricity, water and drainage

Tenure

Freehold

Possession

Vacant possession on completion

Council Tax Band

Band B

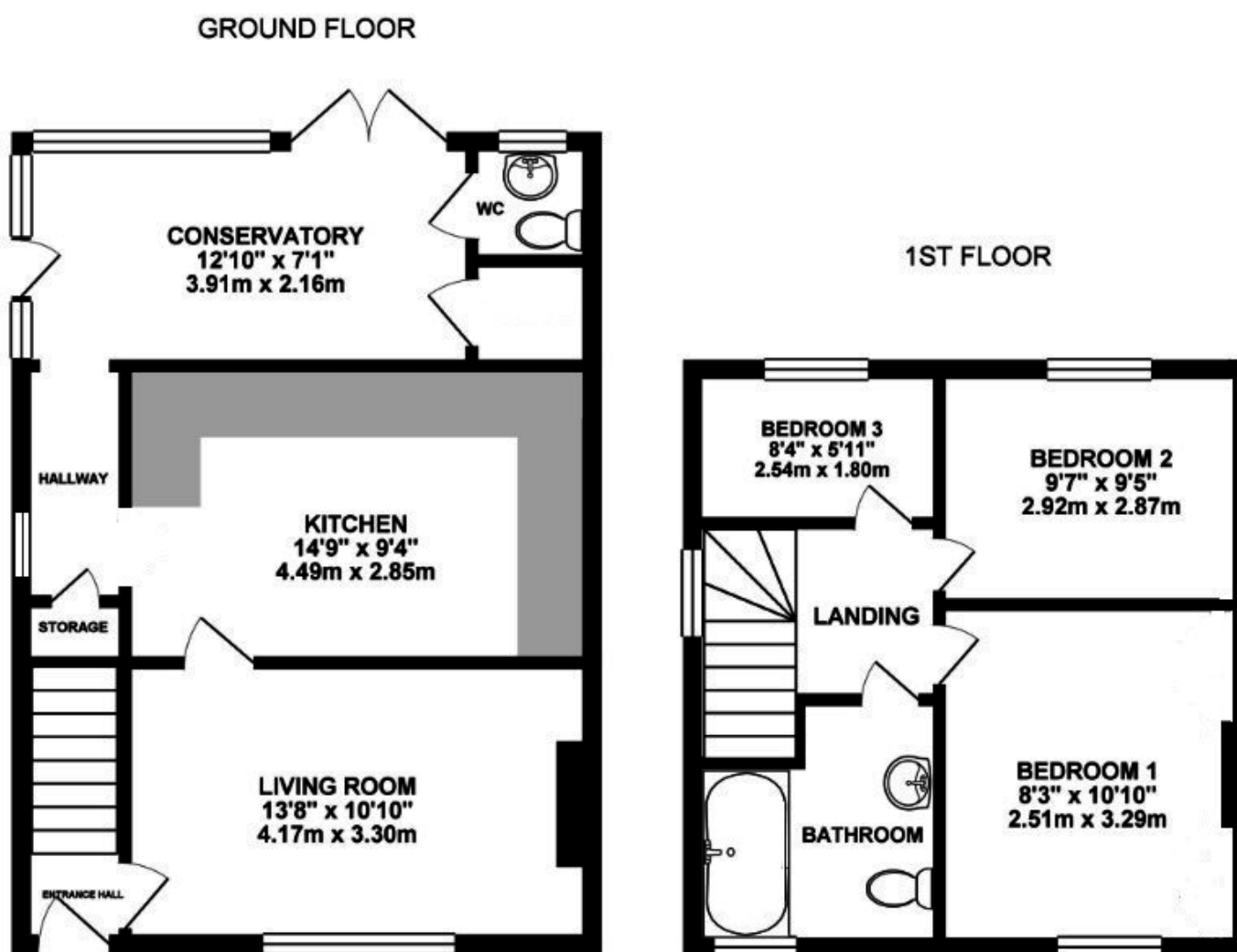
Directions

From the top of the Market Place turn right into Yarmouth Road and right at the mini roundabout into Grammar School Road. Turn left at the next mini roundabout into Norwich Road and proceed over the traffic light junction. Take the second right hand turning into Millfield Road and turn left at the mini roundabout into Morris Road. Turn right at the next mini roundabout into Fuller Road and the property can be found on the left-hand side.



Floor Plan

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



EPC Graph

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 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.