







## THE CLOSE

HAPPISBURGH ROAD | NORTH WALSHAM | NR28 9HD

**GUIDE PRICE £325,000 - £350,000**

Located in the popular North Walsham within walking distance of the market town centre, as well as local amenities and facilities. This detached two bedroom bungalow positioned in an enviable cul-de-sac location offers two receptions as well as a large entrance hall, kitchen and utility. With gardens surrounding the property and a garage. This property is offered with no chain and we urge an early viewing to avoid disappointment.

- EXCELLENT LOCATION
- DETACHED BUNGALOW
- GARAGE AND GARDENS
- 2 BEDROOMS
- 978 SQUARE FEET
- EPC – D



Front entrance door to  
**ENTRANCE PORCH**  
 With space for coats and shoes,  
 internal door to:-

### ENTRANCE HALL

With large cupboard containing the  
 immersion heater, timber wood  
 block flooring.

### BEDROOM

A good size double bedroom with  
 fitted wardrobe cupboards and view  
 to the front.

### BEDROOM

A good size double bedroom with  
 wall-to-wall sliding doors on the  
 fitted wardrobes with view to the  
 rear.

### LOUNGE

A well proportioned room with focal  
 point fireplace with ceramic hearth  
 and brick surround and adjacent  
 display niche with storage  
 cupboard. A large picture window

flooding this space with light and  
 enjoying views overlooking the rear  
 gardens. Borrowed light windows  
 and door to the dining room.

### DINING ROOM

Ample space for a 6 to 8 seater  
 table with dual aspects overlooking  
 the rear gardens.

### KITCHEN

A selection of mushroom coloured  
 units in base drawer and wall  
 mounted style. There is pantry style  
 cupboard, electric cooker and  
 freestanding glowworm boiler. (not  
 functioning).

There is also space for a breakfast  
 bar, the kitchen having ceramic  
 tiled splashbacks and enjoying  
 views overlooking the rear gardens.

### UTILITY

With plumbing for white goods, wall  
 mounted units and electrical  
 consumer unit.

### BATHROOM

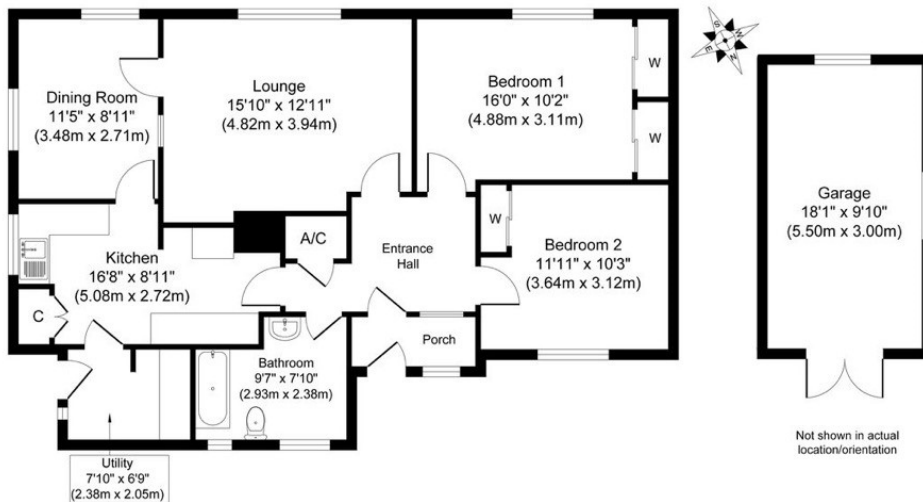
A considerable sized room with  
 three-piece suite comprising, WC,  
 paneled bath and wash basin with  
 heated towel rail and splashback  
 and surrounds.

### OUTSIDE

To the front of the property is a  
 gravel drive with timber garage.  
 There is parking for 2/3 vehicles  
 and the gardens are enclosed by  
 hedges. The rear southerly facing  
 gardens laid mainly to lawn with  
 mature shrubs and beds are also  
 enclosed by hedges and timber  
 fencing.







**Approximate Floor Area**  
**978 sq. ft**  
**(90.90 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. M1141

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