



29 Bluebell Road | | North Walsham | NR28 9EH

Price Guide £230,000

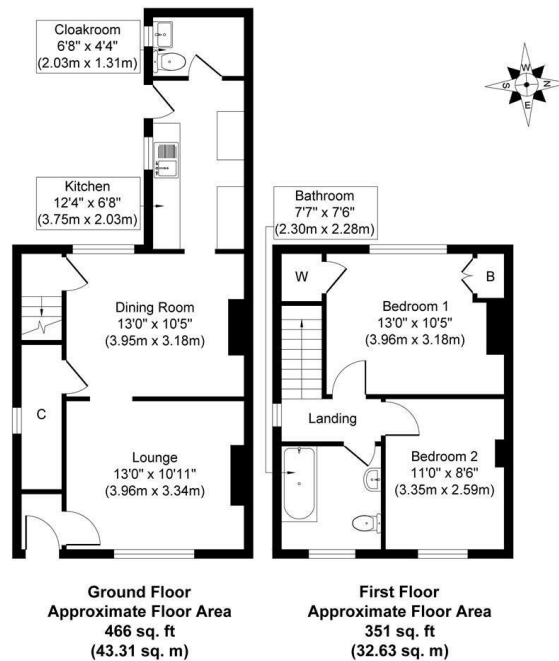
****GUIDE PRICE: £230,000 - £240,000**** This attractive semi-detached property offers a comfortable and flexible layout, ideal for first-time buyers or those seeking a well-located home close to both the coast and the conveniences of a market town.

Internally, the property is well-presented throughout. The ground floor comprises an entrance lobby, a cosy lounge, a dining room, and a well-fitted kitchen, along with a family bathroom and access to the rear garden. Upstairs, there are two bedrooms and an additional bathroom, with one bedroom benefiting from a built-in wardrobe.

Set back from the road, the property is approached via a shingled driveway offering off-road parking. To the rear, an enclosed garden offers a private outdoor space with a patio terrace perfect for dining and a lawn surrounded by mature planting and timber fencing.

Further enhancing its appeal, the property is situated just five miles from the stunning beaches of the North East Norfolk coastline, approximately twelve miles from the Norfolk Broads, and fifteen miles from Norwich city centre – all easily accessible for both work and leisure.





Location

North Walsham is approximately 14 miles from Norwich City centre and offers a wealth of local amenities including schooling, supermarkets, independent retailers, bars, cafés, doctor surgery, parks and train station with good public transport links to and from Norwich. There is ease of access to the North Norfolk coastline and Broadland villages such as Wroxham.

Accommodation comprises

Door to lounge

Lounge 12'11" x 10'11"

Door to Dining room, Radiator, Double glazed window to front, Decorative brick fire place.

Dining Room 11'5" x 10'5"

Doors to lounge, Kitchen and stairs. Radiator, double glazed window to rear.

Kitchen 12'3" x 6'7"

Quality fitted wall and base units with worktops over, built in fridge and freezer, built in cooker and hob, single sink and drainer, Door and window to side, door to cloakroom.

Cloakroom 3'4" x 4'3"

Low level WC. Hand wash basin. Frosty to window.

First Floor Landing

Doors to Bedroom one, two and bathroom.

Bedroom One 12'11" x 10'5"

Door to landing and wardrobe. Radiator, double glazed window to rear.

Bedroom Two 10'11" x 8'5"

Door to landing, Radiator, double glazed window to front.

Bathroom

Low level WC, Hand wash basin, bath with shower over head, double glazed frosted window to front.

outside Front

Outside Rear

Patio seating area leading to large lawned area with mature plants, shrubs, enclosed by timber fencing. Shingled area at the top leading to timber shed.

Tenure

Freehold

Utilities

Mains gas and water. Fibre to the Cabinet Broadband

Local Authority

North Norfolk Council, Tax Band B



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Local Authority

North Norfolk

Tenure

Freehold

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.

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