

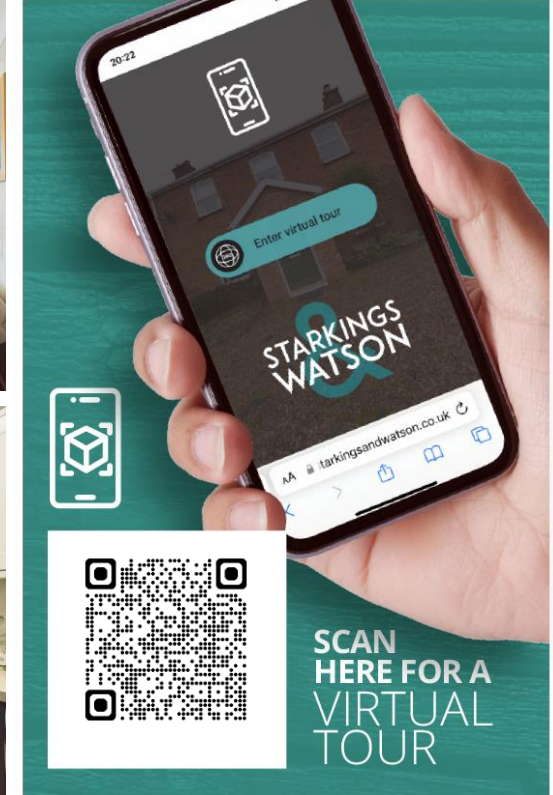
WESTWICK DRIVE

# North Walsham NR28 0TD

Freehold | Energy Efficiency Rating : D

To arrange an accompanied viewing please pop in or call us on 01603 336116

# FOR SALE PROPERTY



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- Stunning Detached Bungalow
- Dual Aspect Sitting Room
- Separate Garden Room
- Well Fitted Kitchen
- Modern Fitted Shower Room
- Two Double Bedrooms
- Garage with Workshop/Utility Area
- Enclosed Rear Garden

#### IN SUMMARY

Guide Price £300,000-£325,000. This MODERN DETACHED BUNGALOW is located in a pleasant cul-de-sac position, close to the town of North Walsham. The property benefits from a BEAUTIFUL GARDEN ROOM EXTENSION, whilst being presented in AS NEW CONDITION. The accommodation comprises TWO DOUBLE BEDROOMS, a DUAL ASPECT SITTING ROOM, modern fitted KITCHEN. the newly built GARDEN ROOM which offers a great versatile space for entertaining, along with a WELL FITTED SHOWER ROOM. The front of the property offers ample off road parking with a single GARAGE and a side gate to the rear of the garden. The rear garden has recently been LANDSCAPED and offers a great space for ENTERTAINING along with mature shrubs and plants.

#### SETTING THE SCENE

Set within a pleasant cul-de-sac position close to the town centre of North Walsham, the property offers ample off road parking and access to the single garage/workshop/utility area with a laid to lawn frontage along with a side gate to the rear garden.

#### THE GRAND TOUR

Passing through the front door into the entrance hall with wood effect flooring underfoot, access leads to the garage and to all rooms. The kitchen is a well fitted modern space with a range of base and wall units complete with work surfaces over, tiled splash-backs and flooring, built-in electric oven and hob with extractor fan over, an integrated dishwasher with space for a fridge/freezer. Heading into the dual aspect sitting room featuring an electric fire along with carpeted flooring and two double glazed windows looking out to the front and side of the property. The main bedroom offers ample space for soft furnishings with fitted wardrobes and a double glazed window overlooking the rear garden room, Bedroom two features fitted carpet and a double glazed window overlooking the front of the property. Heading back into the hallway you will find the shower room which benefits from a walk-in shower, a fitted vanity sink unit, low level WC, tiled flooring and splash-backs. The garden room extension has transformed the living space by creating a versatile room which is currently used as a further sitting/dining room, with easy to maintain wood effect flooring along with double glazed windows and French doors which flood the room with light.

#### THE GREAT OUTDOORS

Leading from the garden room and garage the rear garden leads onto a hard standing patio area, which in turn leads to the lawned garden bordered by planting beds, mature shrubs and plants enclosed by



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timber panelled fencing. In the far right hand corner of the garden a further patio seating area can be found creating the ideal space to relax and entertain, whilst space is provided for storage sheds and gated access to the front of the property.

#### OUT & ABOUT

The property is located in North Walsham, a popular town situated approximately 19 miles from Norwich and 8 miles from Cromer. The property is conveniently located close to the town centre, with a rail link in the town on the Bittern Line which runs from Norwich to Cromer and Sheringham via the Norfolk Broads and stopping at Salhouse, Hoveton and Wroxham, Worstead and North Walsham. North Walsham offers a wide range of amenities including shops, all levels of schools, doctor's surgeries etc.

#### FIND US

Postcode : NR28 0TD

What3Words : ///resettle.curious.wriggle

#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

#### AGENTS NOTE

We have been advised by the sellers that the extension to the rear requires building regulation sign off, which cannot now be sought. The sellers legal adviser is happy to offer a relevant indemnity policy.

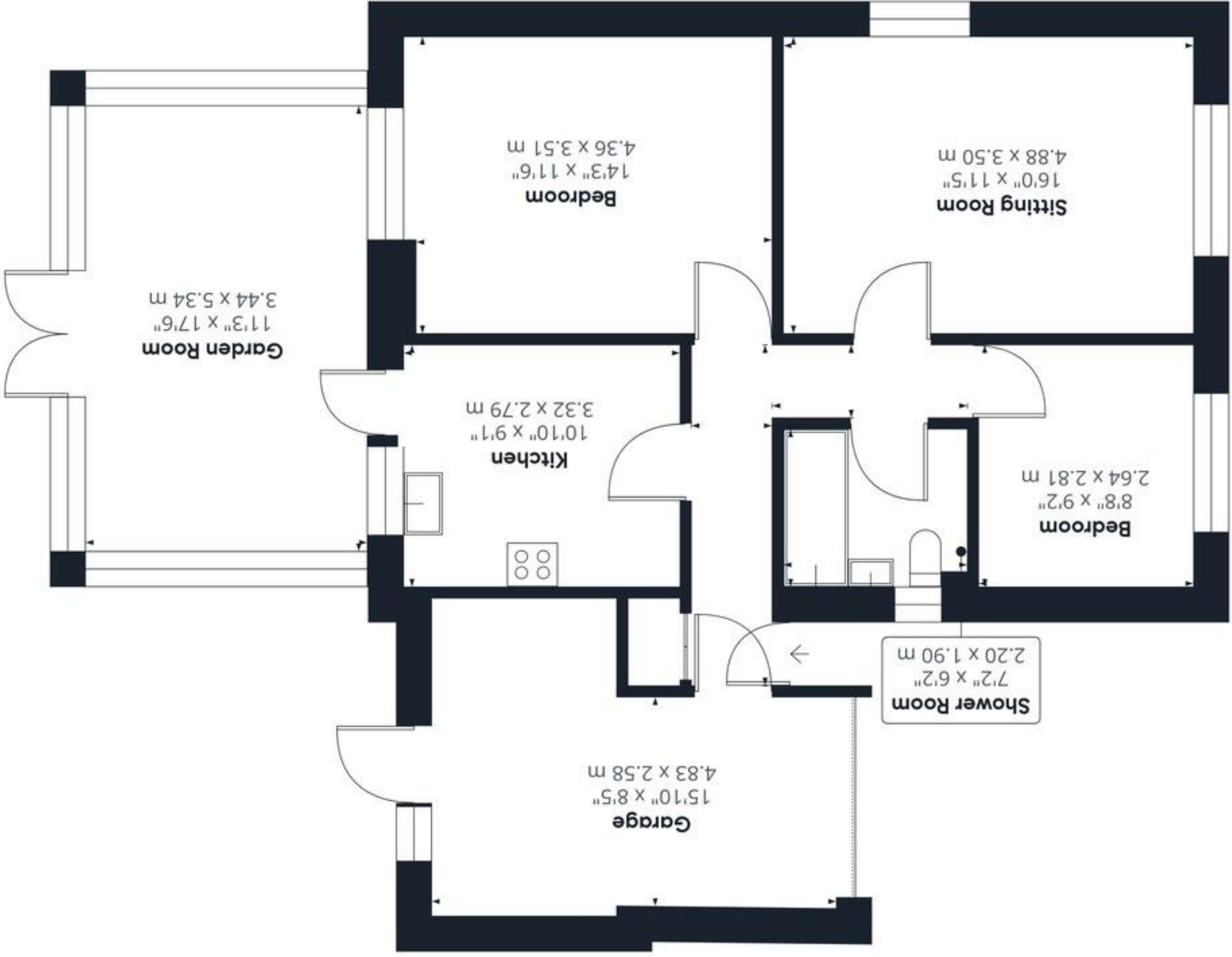
**Disclaimer:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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Approximate total area<sup>(1)</sup>  
 1031.83 ft<sup>2</sup>  
 95.86 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

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