



Kings Arms Street, North Walsham - NR28 9JY



Kings Arms Street

North Walsham

Sat back from the street behind a row of houses this END OF TERRACE COTTAGE sits privately with a large frontage and non-looked over LOW-MAINTENANCE REAR GARDEN. a separate PORCH ENTRANCE sits to the very front of the home before the sitting room emerges to your right sat upon solid wood flooring with large uPVC DOUBLE GLAZED WINDOWS to the front. The rear of the home is occupied by an open KITCHEN/DINING ROOM with ample storage and access door to the rear garden plus pantry cupboard where a NEW ELECTRICAL FUSE BOARD can be found. The first floor is home to TWO DOUBLE BEDROOMS, both set upon original wooden flooring with a FOUR PIECE FAMILY BATHROOM just off from the landing. This charming cottage style home sits just a few minutes walk from the town centre of North Walsham and Paston College, with all amenities and public transport links only a moment away.



Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

- End Of Terrace Cottage
- Porch Entrance
- 14' Kitchen & Dining Room
- Sitting Room With Solid Wooden Flooring
- Two Double Bedrooms
- Four Piece Family Bathroom
- Low-Maintenance & Private Rear Garden
- Short Walk From Town Centre

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 including Paston College, doctor's surgeries, etc.



SETTING THE SCENE

The property is found tucked away from the main section of the street behind a terrace of houses where a downward slope takes you towards an opening where turning right through a walkway and timber gate will lead you towards the front of the home. From here a low level brick wall borders the property with iron gate fully enclosing the front garden space. Here you will find an attractively presented flagstone patio area accompanied by many mature shrubs and hedges with fruit trees and external storage space whilst creating a secondary external seating area too.

THE GRAND TOUR

The very front of the home offers a porch entrance creating the ideal area to slip off coats and shoes before heading into the remainder of the home. A small secondary lobby grants access to the first floor with low level wall mounted radiator whilst turning through to the right hand side takes you into the main sitting room. This space is incredibly well lit courtesy of a large uPVC double glazed window to the front of the home allowing natural light to pour across the solid wood flooring which leaves more than enough room for a formal sitting room suite with central fireplace complete with tiled hearth and solid mantle. Stepping up gently towards the rear of the home, the kitchen and dining room emerges laid upon tiled flooring. Immediately to the left there is space for a breakfast or dining table sat in front of the access door for the rear garden and under the stairs pantry cupboard to your right. The remainder of the kitchen can be found with a mixture of wall and base mounted storage units adorning the walls set with rolled edge wood effect work surfaces and inset enamelled butler sink whilst leaving room for freestanding appliances to include a gas range style oven and hob with extraction above, American style fridge/freezer and plumbing for a washing machine and tumble drier.

The first floor landing grants access into each of the double bedrooms, both of which are laid with original solid wood flooring with the slightly smaller overlooking the rear of the property with tree lined views and leaving more than enough room for a double bed whilst the larger room sits towards the front of the property benefiting from a built in over the stair storage cupboard and wardrobe with radiator mounted below the double glazed window. Both of the bedrooms have use of the shared four piece family bathroom suite modernised with a mixture of aqua board and tile surround laid upon tiled flooring with a low level wall mounted radiator.

FIND US

Postcode : NR28 9JY

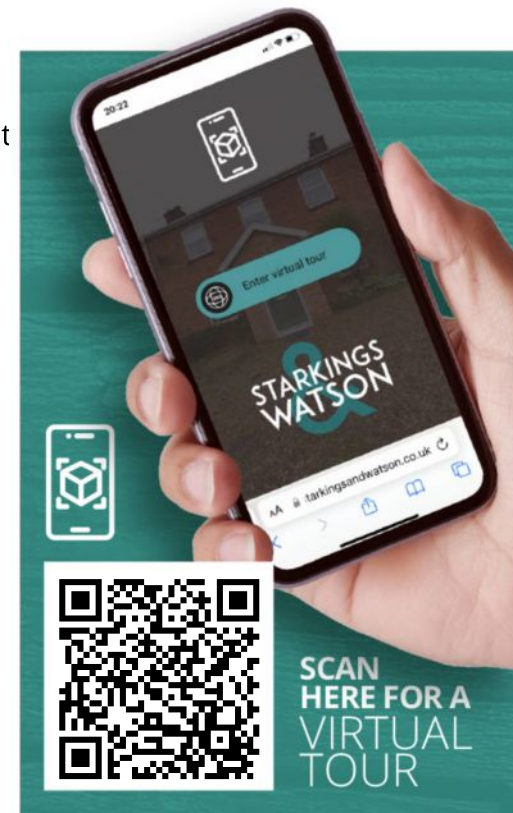
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VIRTUAL TOUR

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

AGENTS NOTE

Please be aware the property is sat back from the street and not visible either by foot or car from the road. Please speak to the agent for access details when booking a viewing.







THE GREAT OUTDOORS

The rear garden is presented in a low maintenance yet attractive condition, all fully enclosed with tall brick walls. The space features a tiled patio suited for additional external seating with a tree lined backing adding to the privacy of its setting with external power points and taps.





Approximate total area⁽¹⁾
606 ft²
56.4 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Starkings & Watson Hybrid Estate Agents

Roxburgh House, Rosebery Business Park Mentmore Way - NR14 7XP

01603 336116 • centralisedhub@starkingsandwatson.co.uk • starkingsandwatson.co.uk/

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