



## Yarmouth Road, North Walsham

Guide Price £380,000 Freehold

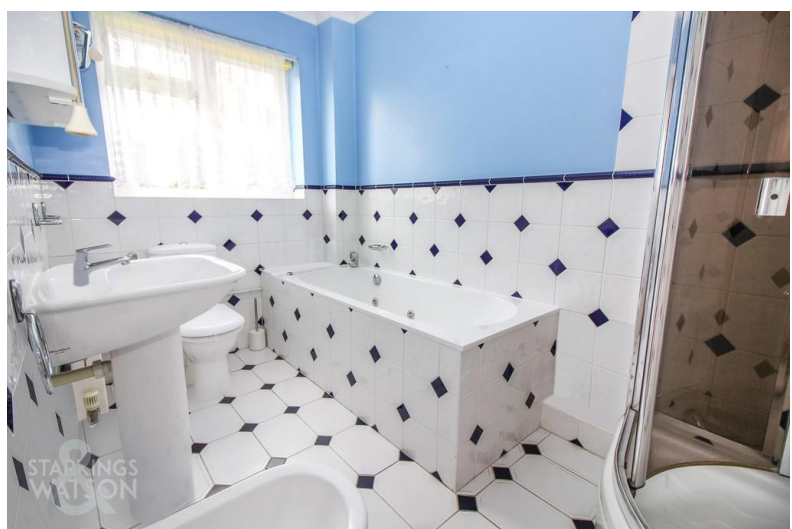
Energy Efficiency Rating : 73

- ✓ No Chain
- ✓ Detached Bungalow
- ✓ Approx. 1/2 Acre (stms)
- ✓ Some Modernisation Required
- ✓ Kitchen/Breakfast Room
- ✓ Three Double Bedrooms
- ✓ Off Road Parking & Carport
- ✓ Garage & Lawned Gardens

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116







With an approximate 0.5 ACRE PLOT (stms) in the delightful MARKET TOWN of NORTH WALSHAM, this DETACHED BUNGALOW offers sizeable accommodation, a flexible layout and STUNNING GARDENS. Entering via the PORCH ENTRANCE, the accommodation comprises entrance hall, SITTING ROOM with DOORS TO A RAISED DECKED SEATING AREA, dining room with SLIDING DOORS, KITCHEN/BREAKFAST ROOM with AMPLE SPACE for appliances, utility room, THREE DOUBLE BEDROOMS with BUILT-IN WARDROBES, and the FAMILY BATHROOM which is accessed from both the entrance hall and master bedroom - featuring a FIVE PIECE SUITE. A cloakroom and wet room with shower complete the property. The plot features both front and rear LAWNED GARDENS which wrap around the property, and are enclosed by high level hedging, chain-link and timber fencing. A large area allocated as a potential ALLOTMENT and a patio area for entertaining complete the exterior.

#### LOCATION

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.

#### DIRECTIONS

You may wish to use your Sat-Nav (NR28 9AT), but to help you...Leave Norwich on the B1150 and follow this road all the way to North Walsham. Upon reaching the town, continue under the railway bridge and proceed over the traffic lights

towards the town centre. At the mini roundabout, take the second exit onto Grammar School Road, and at the next mini roundabout turn right onto Yarmouth Road. Follow the road until the property can be found on the left hand side, indicated by our For Sale board.

The property is set back from the road, down a private hard standing driveway allowing all who visit time to enjoy the lawned frontage, high level hedging, trees and shrubbery. Access is provided to the carport, single garage and main property.

uPVC double glazed entrance door to:

#### ENTRANCE PORCH

Tiled flooring, door to:

#### ENTRANCE HALL

Parquet flooring, radiator, cloak and boot storage space, telephone point, thermostat heating control, built-in airing cupboard housing hot water tank, smooth coved ceiling with loft access hatch, doors to:

#### CLOAKROOM

White three piece suite comprising low level W.C., bidet with mixer tap, pedestal hand wash basin with mixer tap, half tiled walls, vinyl flooring, radiator, space for water softener, stained glass window to front, smooth coved ceiling.

#### DOUBLE BEDROOM

11' 11" x 11' 2" (3.63m x 3.4m) Parquet flooring, radiator, television point, uPVC double glazed window to front, built-in double wardrobe, smooth coved ceiling.

### **FAMILY BATHROOM**

10' 9" x 6' 0" (3.28m x 1.83m) Five piece suite comprising low level W.C, bidet with mixer tap, pedestal hand wash basin with mixer tap, tiled bath with mixer tap, corner shower cubicle with thermostatically controlled shower, half tiled walls and flooring, radiator, uPVC double glazed window to rear, extractor fan, smooth coved ceiling, door to:

### **DOUBLE BEDROOM**

12' 0" x 11' 0" (3.66m x 3.35m) Parquet flooring, radiator, telephone point, uPVC double glazed window to rear, built-in double wardrobe, smooth coved ceiling.

### **DOUBLE BEDROOM**

10' 0" x 9' 10" (3.05m x 3m) Fitted carpet, radiator, uPVC double glazed window to rear, television point, obscure glazed window to front, smooth coved ceiling with recessed spotlighting.

### **KITCHEN/BREAKFAST ROOM**

16' 10" x 11' 9" (5.13m x 3.58m) max Fitted range of wall and base level units with complimentary rolled edge work surfaces, and inset one and a half bowl sink and drainer unit with mixer tap, tiled splash backs, space for electric cooker with extractor fan over, built-in breakfast bar, vinyl flooring, radiator, uPVC double glazed window to front and rear, uPVC double glazed door to front, space for fridge freezer and dishwasher, door to dining room, smooth coved ceiling with recessed spotlights, door to:

### **UTILITY ROOM**

10' 5" x 4' 1" (3.18m x 1.24m) Matching fitted range of wall and base level units with complimentary rolled edge work surfaces, and inset stainless steel sink and drainer unit with mixer tap, tiled splash backs, space for washing machine and tumble dryer,

parquet flooring, radiator, uPVC double glazed door to rear, wall mounted gas fired central heating boiler, cloak and boot storage space, smooth coved ceiling.

### **DINING ROOM**

14' 0" x 13' 10" (4.27m x 4.22m) Fitted carpet, radiator, uPVC double glazed window to front and uPVC double glazed sliding patio doors to rear garden, television and telephone point, smooth ceiling.

### **SITTING ROOM**

15' 4" x 11' 11" (4.67m x 3.63m) Feature fireplace with slate effect hearth, parquet flooring, radiator, uPVC double glazed door to raised decked seating area, uPVC double glazed bow window to front, smooth coved ceiling.

### **WET ROOM**

5' 0" x 3' 5" (1.53m x 1.05m) Power shower over non-slip flooring, obscure glazed window to front, extractor fan, smooth ceiling with spotlights.

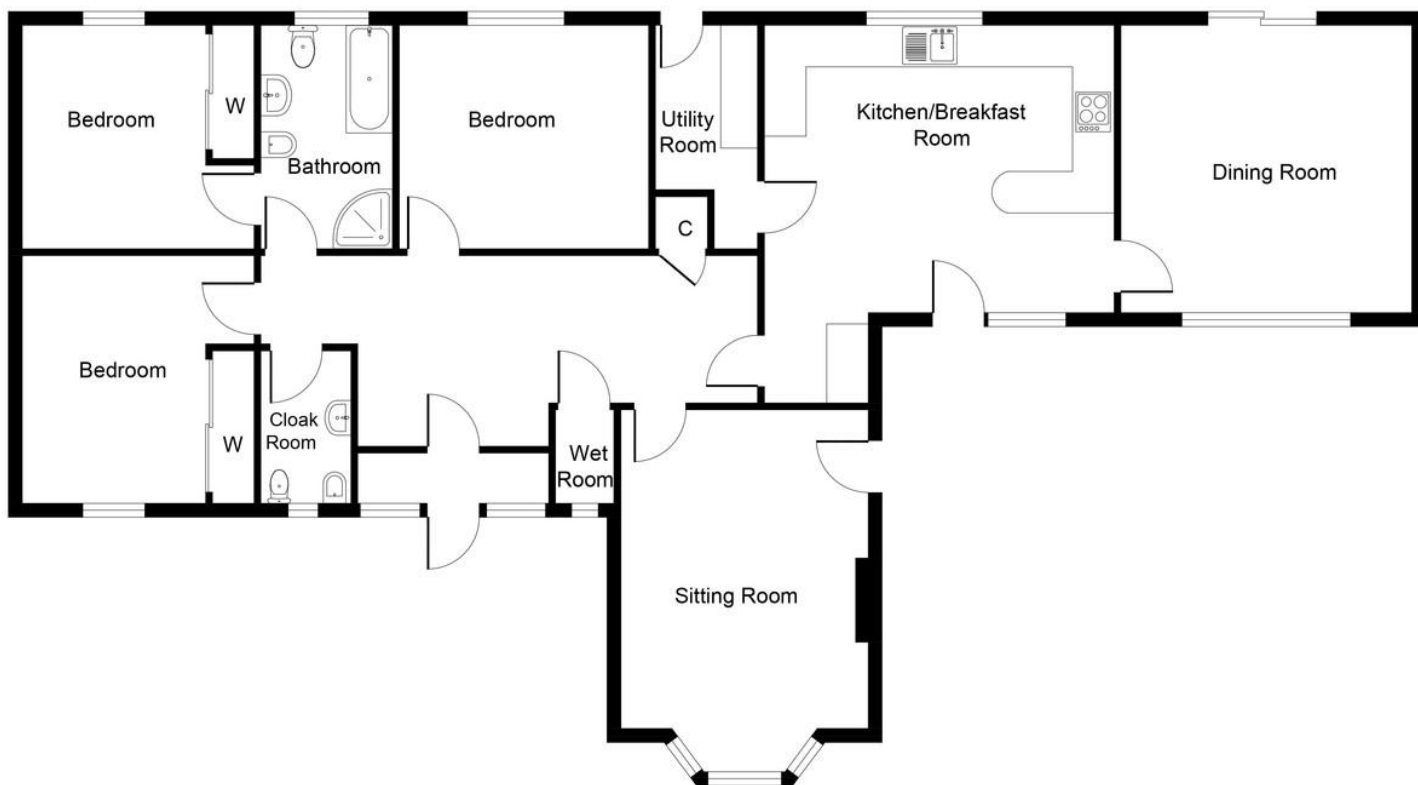
### **OUTSIDE REAR**

Leading from the property via the dining room, sliding doors open to a garden that is flooded with light. Whilst the property has a north aspect to the rear with a private aspect, the sun can reach all corners of the garden and will provide ample sustenance to the allotment that has clearly been marked out in preparation for a new purchaser. The remainder of the 0.5 acre plot (stms) is laid to lawn with high level hedging, chain link and timber fencing. Beyond the rear boundary is the North Walsham School.

### **GARAGE**

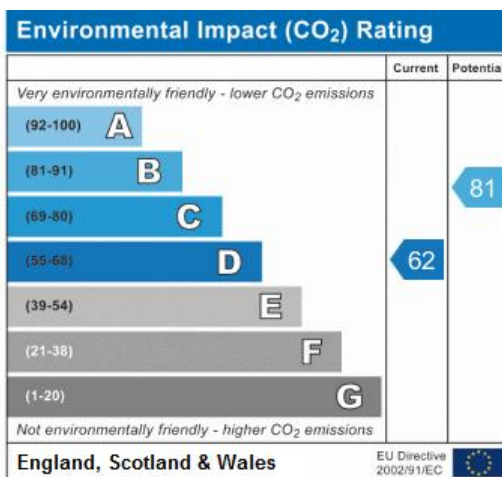
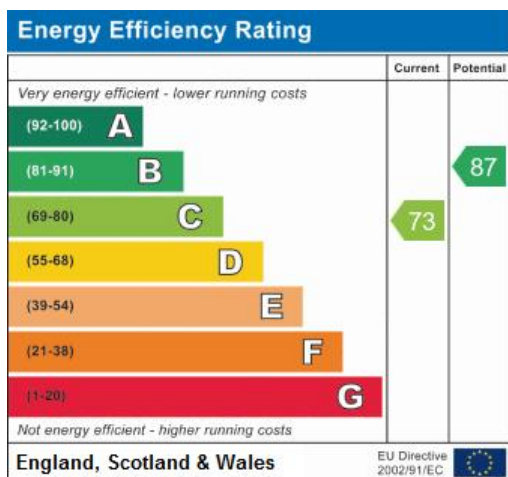
Up and over door to front, power and lighting.





**Approximate Floor Area**  
**1439 sq. ft**  
**(133.68 sq. m)**

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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



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