









welcome to

Mount Pleasant, Walsingham

A fantastic opportunity to purchase this three bedroom semi detached home which has been tastefully finished. The property itself boasts a large lounge with wood burner, modern kitchen, three bedrooms and family bathroom. Benefiting from a larger then average plot with extensive gardens!













Lounge

11' x 10' 5" (3.35m x 3.17m)

Wood burning stove with mantle and uPVC window to the front of the property.

Kitchen

13' 4" x 12' (4.06m x 3.66m)

Kitchen with wall and base units, eye level oven, electric hob with extractor, sink, tiled splash back, breakfast bar, plumbing for washing machine, space for fridge/ freezer and uPVC window to the rear of the property.

Bathroom

Suite comprising of bath with shower over, WC, wash hand basin, fully tiled and uPVC window to the rear of the property.

Bedroom One

11' 3" x 12' (3.43m x 3.66m)

Fitted wardrobes, door leading to En Suite and uPVC window to the front of the property.

En Suite

Suite comprising of WC and wash hand basin.

Bedroom Two

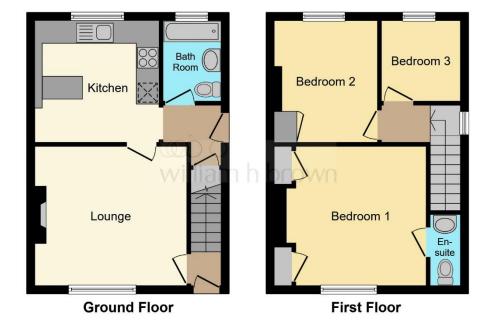
9' 3" x 10' 5" (2.82m x 3.17m) uPVC window to the rear of the property.

Bedroom Three

7' 2" x 7' 2" (2.18m x 2.18m) uPVC window to the rear of the property.

Outside

The property is approached by a shingle driveway with pathway and lawn which leads up to house and rear garden. The rear garden is mainly laid to lawn with shingle seating area and shed.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.





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Mount Pleasant, Walsingham

- EXTENSIVE GARDENS
- THREE BEDROOMS
- MODERN KITCHEN & BATHROOM
- POPULAR LOCATION
- FINISHED TO A HIGH STANDARD

Tenure: Freehold EPC Rating: Awaited

£300,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/FKM107207



Property Ref: FKM107207 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.





01328 864922



Fakenham@williamhbrown.co.uk



Royal Oak House 18 Oak Street, FAKENHAM, Norfolk, NR21 9DY



williamhbrown.co.uk