



Wells Road, Walsingham NR22 6DN

welcome to

Wells Road, Walsingham

Situated in an elevated position is this spacious semi-detached home situated in the popular village of Little Walsingham. Spacious a homely accommodation which includes 3 bedrooms, 2 reception rooms and enclosed garden. With wonderful views of St. Peters church and easy reach of all amenities



Main Description

Situated on the edge of the popular village of Little Walsingham is this spacious and extended semi-detached family home, in an elevated position with beautiful views of St. Peter's church. It provides a great home with warm cosy accommodation and space for all the family. The main door to the property is accessed from the side of the building which opens onto a tiled hall and cupboard with carpeted stairs and wooden handrails to the bedrooms above, and entrance to the double front lounge below. This has two bay windows looking onto the front rose garden and is fitted with an inset original red-tiled hearth and cast iron wood-burner, an adjacent latch-door log cupboard on its left and set of book shelves with lower storage cupboard on its right. From the lounge there is access to an extensive kitchen with sink/ side-drainer, many wall and base units, a dual range master cooker with overhead roof extractor, and spaces for fridge, washing machine and dishwasher; it also has a newly fitted digital multi-fuel/oil combi-boiler. There is access to further loft space above the kitchen and a rear door opening into a heated conservatory, handy as a leisure and play area. The first floor has three bright and airy bedrooms and a small tiled and painted family bathroom with heated towel rail and vanity cupboard. Externally the property benefits from an enclosed garden with newly replaced back garden fencing, back lawn, vegetable garden, mature shrubs, flowering borders and seating area. Within the gravelled area at the back of the property there are two lockable wooden huts with main electrification to the house; currently one is used as a workshop with shelving, and the other a utility room with tumble-dryer, deep freezer and log storage area. There are two main water-butts. Back access from the property to Mount Pleasant estate is available from a lockable back gate

Entrance Hall

Mains radiator, tiled floor, updated mains electric fuse box, uPVC rear window, access to stairs, cloakroom, downstairs front lounge.

Lounge

22' 2" x 16' 6" (6.76m x 5.03m)
2 uPVC windows inc. bay window to front, radiator, fitted bookshelves & storage cupboard, inset original red-tiled hearth with cast iron wood burner, latch-door log storage cupboard, carpeted.

Kitchen

18' x 7' (5.49m x 2.13m)
Long extended kitchen comprising single sink-drainer, multiple wall and base units, rangemaster cooker with overhead roof extractor, spaces for washing machine, fridge freezer and dishwasher, UPVC windows above sink opening into adjacent conservatory, newly installed digital multi-fuel oil fired boiler, access to secondary loft above kitchen space, main door access into conservatory area.

Conservatory

14' 9" x 7' 9" (4.50m x 2.36m)
Mains radiator, uPVC windows above red-tiled display shelf, main rear door.

Under Stairs Storage

Extended tiled cloakroom (prepared for installation of a downstairs toilet & water pipes), heated towel rail, electric fan.

Landing

Mains radiator, loft access, uPVC rear window, carpeted.

Bedroom One

11' 4" x 8' 8" (3.45m x 2.64m)
Radiator, uPVC front window, dado rail, wooden flooring.

Bedroom Two

13' 2" x 10' 4" (4.01m x 3.15m)
Radiator, uPVC front window, carpeted.

Bedroom Three

9' 9" x 7' 1" (2.97m x 2.16m)
Storage cupboard, radiator, rear uPVC window, carpeted.

Upstairs Bathroom

White enamel bath with overhead shower, wash hand basin, illuminated mirror and vanity cupboard, shaver point, fitted heated towel rail, half-tiled and painted walls, ceiling light/extractor fan, small window storage cupboard, tiled window shelf below rear window, lino floor.

Loft Space

22' x 15' Approx (6.71m x 4.57m Approx)
Access from landing by extending ladder, with carpeted flooring and painted composite board panels lining roof, storage shelving in north east corner, air plugs in south wall, original water tank removed on installation of new combi-boiler. Originally used by former owner for leisure/play room as well as storage.

Front Garden

Privet hedge and black cast iron entrance gate, rose garden with gravelled areas, lavender border and decorative fencing lining paved walkway to main entrance door, partition gate to rear.

Rear Garden

Gravelled throughout with decorative fencing containing garden pots and seating area, two lockable large wooden huts with window glazing and mains electrification to house (the left hut used as utility room with tumble dryer, large freezer, work-shelving and log storage; the right hut used as workshop with wooden shelving and tool store); water tank between right hut and conservatory to collect run-off water from conservatory roof. Gravelled path through decorative half-gate and partition fencing leading to rear lockable latch gate; on the left, mature shrubs, hawthorn hedge, blackcurrant and gooseberry bushes, water tub and trees bordering grass lawn; on the right, oil tank standing on concrete base protected by lattice wooden fencing and vegetable garden area stretching to rear back fence.

Agents Note

The property is subject to a 157 Norfolk Restriction, where the buyer must have lived or worked in Norfolk for a minimum of three years. The vendor advises that a certified electricity review of the property and updated fusebox has recently been completed by a qualified electrician from Fakenham.



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welcome to

Wells Road, Walsingham

- Semi-detached family home
- Three bedrooms
- Two reception rooms
- Enclosed garden
- Offered with no onward chain

Tenure: Freehold EPC Rating: E

offers in excess of

£250,000



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.



Please note the marker reflects the postcode not the actual property

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Property Ref:
FKM107534 - 0012

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