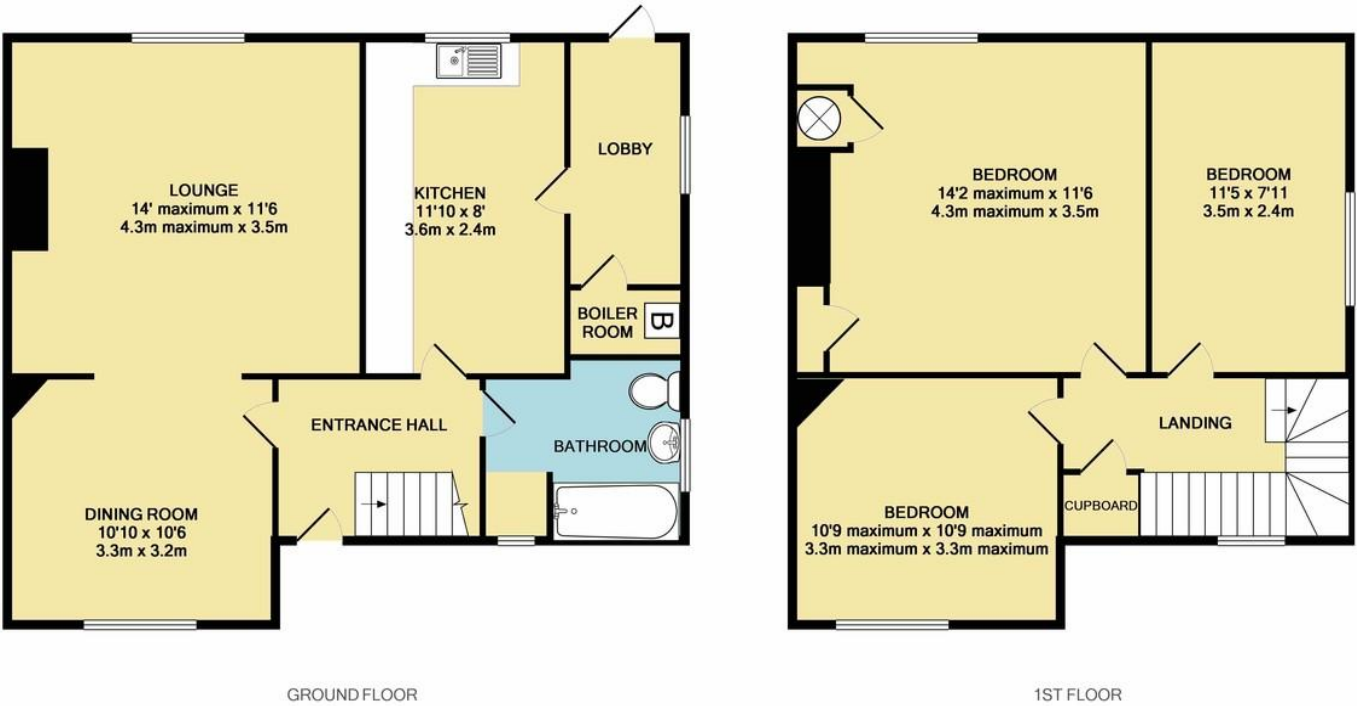
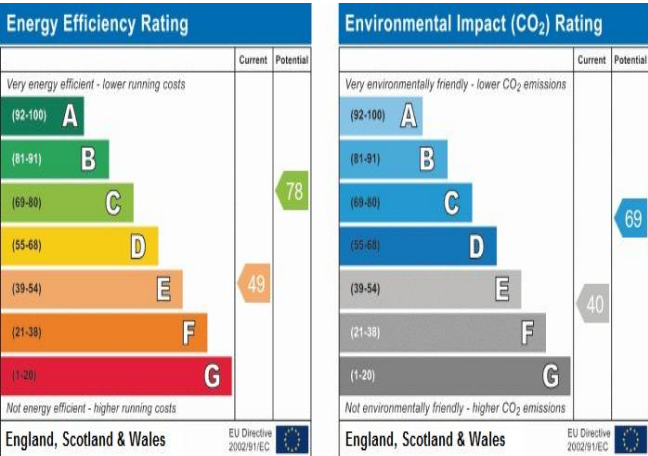


VIEWING
Strictly by appointment with Arnolds Keys North
Walsham on 01692 402357



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Trunch Road | Swafeld | NR28 0PF £175,000

Set in the rural hamlet of Swafeld, between the Market town of North Walsham and the Popular village of Trunch, This semi detached three bedroom two reception room house offers a generous west facing rear gardens, rural views and no onward chain.

- Three Bedroom House
- Two Reception Rooms
- Generous Rear Garden
- Off Road Parking
- No Chain

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Cromer 01263 512026
Holt 01263 713966
North Walsham 01692 402357

Norwich 01603 620551
Sheringham 01263 822373
Wroxham 01603 782053

Agents Note: 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

arnoldskkeys.com | 01692 402357



Property Description

AGENTS NOTE

The property must be marketed for a minimum of 14 days prior to accepting any offers.

All offers need to be accompanied by a 'declaration of interest' form, which is held in the agents office. If this is a joint purchase, both parties must sign the declaration document.

The communal septic tank for numbers 1, 3 & 5 is situated in the garden of number 3. Once sold, it will be the responsibility of the three properties to maintain. Anglian Water have given an indication that the property will be connected to mains services in 2019, for further clarification contact Anglian Water direct.

FRONT DOOR TO:-

ENTRANCE HALL

Staircase rising to the first floor, central heating thermostat and programmer.



DINING ROOM

10' 10" x 10' 6" (3.3m x 3.2m) With Upvc double glazed window to front, radiator, square arch to the lounge.

LOUNGE

14' maximum x 11' 6" (4.27m x 3.51m) With Upvc double glazed window to rear, radiator, cupboard housing electric meters.

KITCHEN

11' 10" x 8' (3.61m x 2.44m) Fitted with a range of base and wall mounted units comprising cupboards and drawers, roll edge work surface with inset single drainer sink, radiator, electric cooker point, Upvc double glazed window to rear, half glazed door to the lobby.

LOBBY

8' 1" x 6' 4" (2.46m x 1.93m) with window to side, walk in boiler cupboard with floor standing oil fired central heating boiler, half glazed door to outside.

FIRST FLOOR LANDING

Access to all rooms, built-in storage cupboard, Upvc double glazed window.

BEDROOM ONE

14' 2" maximum x 11' 6" (4.32m x 3.51m) With restricted headroom, Upvc double glazed window to rear, built-in airing cupboard with factory lagged hot water tank, radiator, further built in cupboard to recess.

BEDROOM TWO

10' 9" x 10' 9" (3.28m x 3.28m) With restricted headroom, Upvc double glazed window to front, radiator.

BEDROOM THREE

11' 5" x 7' 11" (3.48m x 2.41m) With Upvc double glazed window to side, radiator, hatch to the loft space.

FRONT GARDEN

With Tarmac driveway leading to shingled parking area which provides access to the rear garden, raised lawn area.

REAR GARDEN

Backing onto farmland with a westerly aspect and being of a generous size mainly laid to lawn with mixed hedging and fencing, concrete hard stand. days prior to accepting any offers.