

Arnolds | Keys



6 Wrights Loke, North Walsham, NR28 0QJ

Guide Price £300,000

- DETACHED BUNGALOW
- TWO BEDROOMS
- MODERNISED THROUGHOUT
- CLOSE TO COAST AND NORTH WALSHAM MARKET TOWN
- IDYLIC VILLAGE LOCATION
- TWO RECEPTION ROOMS
- DRIVEWAY AND SINGLE GARAGE
- PRIVATE WRAP AROUND GARDEN

6 Wrights Loke, North Walsham NR28 0QJ

A beautifully presented detached bungalow situated on a quiet lane close within the idyllic village of Trunch. Having been modernised throughout, the property offers bright and versatile accommodation and boasts a private wrap around garden and off road parking.



Council Tax Band: C



DESCRIPTION

Having been recently modernised throughout, this beautifully presented bungalow features a stylish interior with two bedrooms and two reception rooms, offering a versatile and practical layout. The private wrap-around garden provides ample space, making it an ideal spot for enjoying the tranquillity of village life. The property also boasts ample off road parking with a gravel driveway to the front with access to the single garage. Internally the properties accommodation briefly comprises of an entrance porch leading to the hallway, kitchen/breakfast room, lounge diner, two bedrooms, shower room and conservatory.

Located in the charming village of Trunch, this property offers a peaceful and idyllic setting for comfortable living whilst still being within close reach of local amenities, the market town of North Walsham and the Coast.

ENTRANCE PORCH

UPVC door to front entrance and to rear, double glazed window to side, tiled flooring.

ENTRANCE HALL

UPVC door to porch, airing cupboard with radiator, loft access, carpet flooring.

LOUNGE/DINER

A multi aspect room with double glazed windows to front and side aspect, open fireplace, radiator, carpet.

KITCHEN/BREAKFAST ROOM

Double glazed window to front aspect, fitted with a range of wall and base units with worktop over housing inset stainless steel sink and drainer, integrated double oven. four ring gas hob with extractor fan over, space and plumbing for a dishwasher and washing machine, fridge/freezer, tiled flooring with underfloor heating, radiator.

SHOWER ROOM

Double glazed window with obscured glass to rear, fitted with a walk in double shower with electric shower, wash hand basin, WC fitted into vanity unit, LED mirror with built in shaver charging point, heated towel rail, extractor fan, tiled flooring and underfloor heating.

BEDROOM ONE

Double glazed window to rear aspect, carpet flooring, radiator.

BEDROOM TWO

Double glazed UPVC door to conservatory, carpet, radiator.

CONSERVATORY

Double glazed windows to side and rear aspects, double glazed UPVC patio door to garden, tiled flooring.

EXTERNAL

The property is approached via a gravel driveway providing ample parking with access to the single garage which has an up and over door, power and lighting. To the front the garden is mainly laid to lawn and bordered with hedging to the front, offering privacy from the road. The garden then wraps around the side and back of the property with lawned and patio seating areas, bordered with a range of mature shrubs and hedging with a greenhouse and a shed.

AGENTS NOTES

This property is Freehold.

Mains gas central heating with a 'Hive' control system and Worcester Gas boiler.

Drainage via septic tank.

Mains electricity and water connected.

Council tax band: C



Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx Gross Internal Area
76 sq m / 819 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.

