

Arnolds | Keys



65 Bradfield Road, North Walsham, NR28 0HQ

Guide Price £325,000

- NO ONWARD CHAIN
- CLOSE TO MARKET PLACE
- OFF ROAD PARKING AND GARAGE
- HOME OFFICE/STORE ROOM
- BEAUTIFULLY PRESETNED ACCOMMODATION
- FRONT AND REAR GARDENS
- REDECORATED THROUGHOUT
- THREE BEDROOMS

65 Bradfield Road, North Walsham NR28 0HQ

NO ONWARD CHAIN A beautifully presented three bedroom detached bungalow just a short walk from the popular market place of North Walsham. Having recently been redecorated throughout, the property offers bright and well proportioned accommodation, further benefitting from off road parking and a garage.



Council Tax Band: C



DESCRIPTION

Ideally located just one mile from the popular market place of North Walsham, this fantastic three bedroom detached bungalow presents bright and well proportioned accommodation. Having recently been redecorated, including new carpets throughout, the property offers the ideal opportunity for those looking for modern and convenient living with easy access to all local amenities.

The internal accommodation briefly comprises entrance porch leading to a home office and an attached garage. The main entrance hall of the property leads to three bedrooms, a family bathroom, kitchen/breakfast room and a living room with wood burning stove.

Externally the property presents front and rear gardens with an off road parking space and single garage.

ACCOMMODATION

ENTRANCE PORCH

UPVC door to front entrance and one to rear, laminate flooring. Doors to the main entrance hall and home office.

HOME OFFICE

Double glazed window to front, electric wall mounted heater, cupboard housing meters. Door to attached garage.

MAIN ENTRANCE HALL

Timber framed door to porch, laminate flooring, radiator.

BEDROOM THREE

Double glazed window to side aspect, carpet, radiator.

BEDROOM TWO

Double glazed window to rear aspect, carpet, radiator.

BEDROOM ONE

Double glazed window to rear aspect, carpet, radiator.

BATHROOM

Two double glazed windows to side aspect with obscured glass. Fitted with a bath with mains connected shower over and rainfall shower head, WC, vanity unit with wash hand basin, fitted cupboard, heated towel rail, vinyl flooring, extractor fan.

KITCHEN/DINER

A dual aspect room with double glazed window to side and front. Fitted with a range of wall and base units with work surface over and LED lights under, inset ceramic one and a half sink and drainer, space and plumbing for a washing machine, integrated Bosch dishwasher, fitted electric double oven with five ring gas hob on top, built in cupboard housing Gas fired boiler installed this year, glass panels to the hallway and living room, laminate flooring.

LIVING ROOM

A further dual aspect room with double glazed window to side and front aspect, wood burning stove with slate tiled hearth, carpet flooring, radiator.

EXTERNAL

The property benefits from an enclosed front and rear gardens. To the front the garden is mainly laid to lawn with an established cherry blossom tree and is bordered with a range of mature shrubs and flowers. There is a low level brick wall to the front with a wrought iron gate and paving leading to the front door. To the rear there is a paved off road parking space with access to the single garage which has an electric door, power and lighting. The rear garden is also laid to lawn with a range of shrubs and flowers.

AGENTS NOTES

This property is Freehold.

Council tax band: C

Mains services connected.



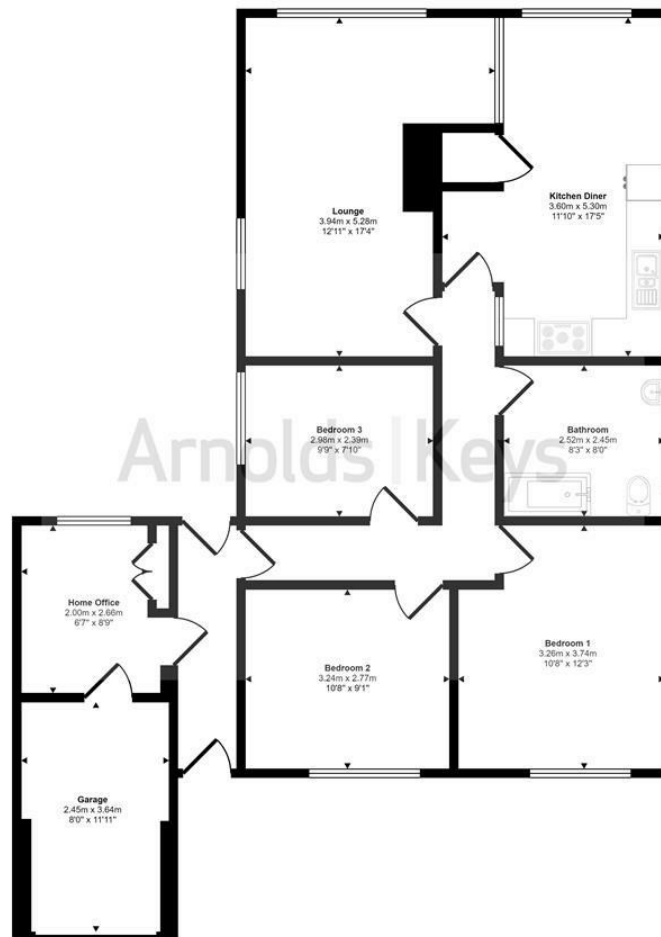
Viewings

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

EPC Rating:

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Approx Gross Internal Area
99 sq m / 1065 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.

