

Arnolds | Keys



42 Wades Way, Trunch, North Walsham, NR28 0PW

Guide Price £325,000

- NO ONWARD CHAIN
- GARAGE, CARPORT AND LARGE DRIVEWAY
- POPULAR VILLAGE LOCATION
- FOUR-BEDROOM DETACHED CHALET BUNGALOW
- GOOD SIZED PLOT
- SHORT COMMUTE TO NORTH WALSHAM AND THE NORTH NORFOLK COAST

42 Wades Way, North Walsham NR28 0PW

* NO ONWARD CHAIN*

Nestled in the picturesque village of Trunch, North Norfolk, this is a delightful FOUR bedroom DETACHED chalet bungalow.

The ground floor comprises a SPACIOUS LOUNGE, a well appointed kitchen, and two bedrooms. Upstairs, you will find two additional bedrooms, providing comfortable accommodation for FAMILY members or guests. The property also features a family bathroom, adding to the convenience and COMFORT of everyday living.



Council Tax Band: D



Description

This charming FOUR bedroom DETACHED chalet bungalow in the historic village of Trunch, North Norfolk is perfectly positioned for easy access to North Walsham and the stunning North Norfolk coast. With a GARAGE, CARPORT, spacious driveway, and lovely gardens, this home provides ample space and versatility for comfortable living.

Entrance Hall

Door to main entrance, stairs to first floor

Living Room

Dual aspect facing North and East, two windows PVC double glazed, carpeted, wall mounted gas fire, two radiators

Dining Room

Carpeted, shelving unit, radiator, window to lounge.

Kitchen

Laminate flooring, gas hob, electric oven, built-in fridge, one-and-a-half bowl sink with drainer, washing machine, floor and wall mounted cabinets.

Garden Room

Dual aspect South and West facing, sliding door PVC double glazed -leading to rear patio, window PVC double glazed, radiator, carpeted

Porch

Laminate flooring, doors to Carport and Kitchen

Bedroom Three

Built-in wardrobes, carpeted, radiator, north facing window PVC double glazed,

Bedroom Four

Dual aspect South and East facing, carpeted, radiator, two windows PVC double glazed, fitted shelves.

W/C

Window PVC double glazed North facing, low level W/C

First Floor

Landing and built-in storage

Bedroom One

Carpeted, access to eves storage, window PVC double glazed East facing. radiator

Bedroom Two

Built-in wardrobes, carpeted, access to eves storage, window PVC double glazed West facing, radiator.

Bathroom

Bath with shower over, W/C, sink with fitted cupboards underneath, carpeted, window PVC double glazed North Facing

External

Garage, Car port, driveway for multiple cars, large front lawned garden with mature shrubs. To the rear is a patio and lawned area.

Agents Notes

Freehold

Mains Drainage

Gas-fired central heating

Council Tax = North Norfolk Band D

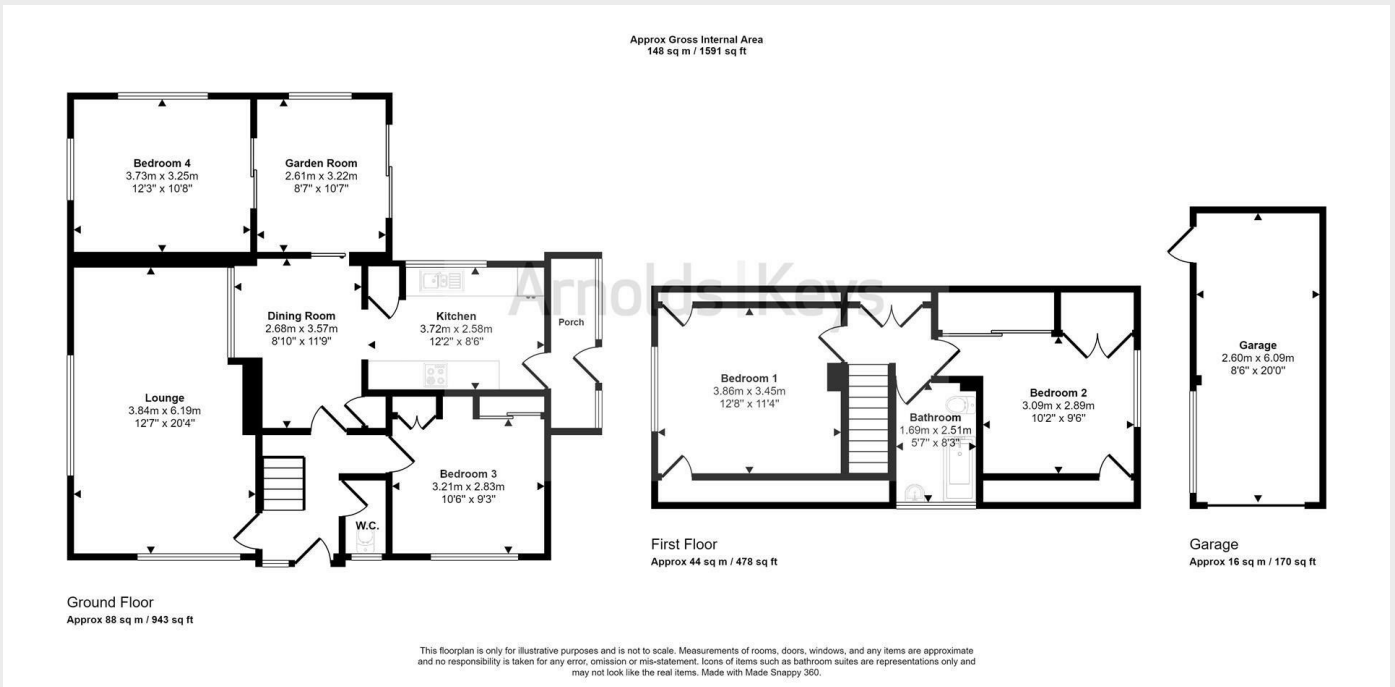


Viewings

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			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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. 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.

