

Arnolds | Keys



1 Orchard Close, North Walsham, NR28 0AZ

Guide Price £295,000

- NO ONWARD CHAIN
- THREE BEDROOMS
- CLOSE TO LOCAL AMENITIES
- ENCLOSED REAR GARDEN
- GARAGE
- DETACHED BUNGALOW
- TWO RECEPTION ROOMS
- CUL DE SAC LOCATION
- OFF ROAD PARKING

1 Orchard Close, North Walsham NR28 0AZ

Ideally positioned on a quiet cul-de-sac just a short walk from the market town of North Walsham, this three bedroom detached bungalow offers bright accommodation with an enclosed rear garden offering views across to the Church. The property boasts off road parking and a single garage.



Council Tax Band: C



DESCRIPTION

A fantastic opportunity to purchase a delightful three bedroom detached bungalow located in a desirable cul-de-sac position. The property is ideally located just a short walk from the market town of North Walsham which boasts a regular weekly markets and a host of local amenities including two doctors surgery's with a choice of supermarkets and local shops.

The bungalow presents bright, well proportioned and versatile accommodation comprising entrance porch, hallway, living room, kitchen, three bedrooms, family bathroom and a conservatory.

To the front the property benefits from driveway parking leading to a single garage and side access to the enclosed and well maintained rear garden.

ACCOMMODATION

ENTRANCE PORCH

Door to front, double glazed windows.

ENTRANCE HALL

Doors to all rooms, radiator, loft hatch access, airing cupboard housing hot water cylinder.

LIVING ROOM

A dual aspect room with double glazed windows to front and side, radiator, carpet flooring.

KITCHEN

Double glazed window to rear and door to side, fitted with a range of wall and base units with work surfaces over housing a one and a half sink and drainer unit, space and plumbing for washing machine, space for dishwasher, gas cooker, radiator, newly fitted wall mounted gas fired boiler.

BATHROOM

Obscured double glazed window to rear, fitted with a three piece suite comprising w.c., wash hand basin and walk in bath with electric shower over. Fully tiled walls.

BEDROOM 1

Double glazed window to front, radiator.

BEDROOM 2

Double glazed window to side, radiator.

BEDROOM 3

Patio doors to conservatory, radiator.

CONSERVATORY

Double glazed construction with French doors opening to rear garden.

EXTERNAL

To the front the garden is laid to lawn with steps leading to the front door and driveway parking to the side which leads to the single garage. The single garage has an up and over door, with power and lighting connected and a rear access door. The enclosed rear garden is mainly laid to lawn with a range of raised flower bed borders, garden shed, greenhouse, outside tap, brick built storage shed, side access.

AGENT NOTES

The property is freehold.

Council Tax Band - C (£1837.60)

North Norfolk Council.

Mains drainage, water, gas and electricity connected.



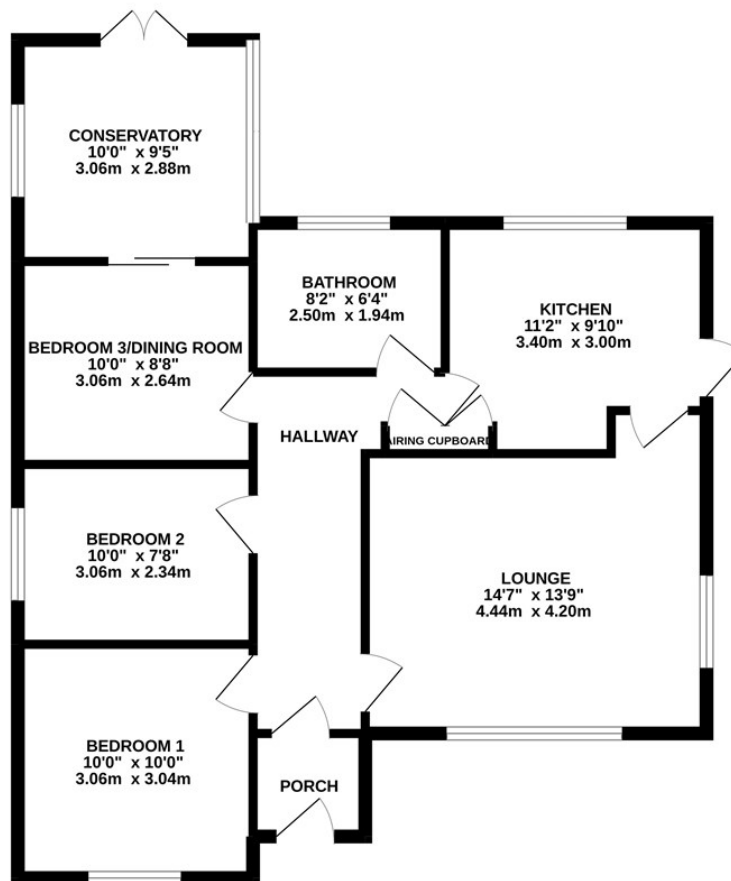
Viewings

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 | | | 86 |
| (81-91) B | | | |
| (69-80) C | | 61 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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.

