

# Arnolds | Keys



7 Fenn Close, North Walsham, NR28 0FA

Guide Price £450,000

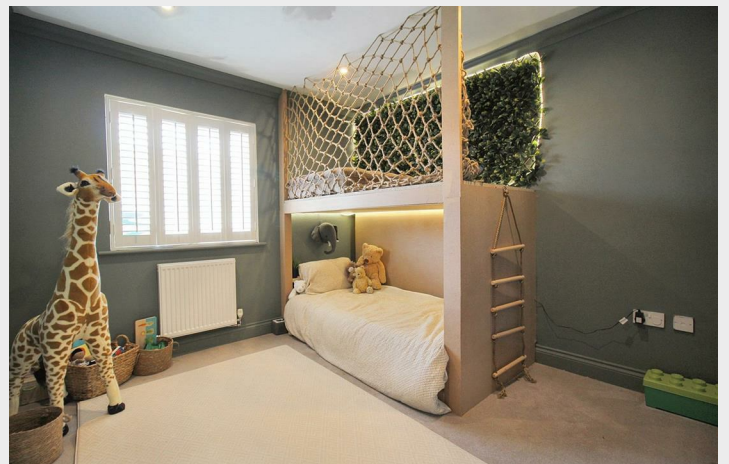
- DETACHED FAMILY HOME
- MAIN BEDROOM WITH ENSUITE
- EDGE OF ESTATE LOCATION
- OFF ROAD PARKING
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- CLOSE TO TRAIN STATION
- BRIGHT AND WELL PRESENTED

# 7 Fenn Close, North Walsham NR28 0FA

**\*NO ONWARD CHAIN\*** Ideally tucked away at the edge of the popular Hopkins Homes development within the market town of North Walsham, this substantial detached family home offers bright, contemporary accommodation with a good sized garden, garage and ample off road parking.



Council Tax Band: D



## DESCRIPTION

This substantial detached home is tucked away at the edge of the Hopkins Homes Development, the position of the property overlooks trees to the front which allows for a degree of privacy and making for an ideal, quiet location. Internally the home boasts contemporary, well presented and bright accommodation with practical and spacious living spaces creating the perfect family home. The property comprises a dual aspect living room, dining room, ground floor cloak room, recently refitted kitchen and utility room, with four bedrooms; one with an ensuite, and a family bathroom to the first floor. Externally the rear garden is of a good size and fully enclosed with a raised decking area; the perfect place for family BBQ's. There is also a garage and off road parking to the front.

## ENTRANCE HALL

UPVC door to front entrance, double glazed window to side aspect, laminate flooring, stairs to first floor with built in storage cupboard underneath and radiator.

## CLOAKROOM

Double glazed window with obscured glass to side aspect, fitted with a WC, wash hand basin, heated towel rail, extractor fan, laminate flooring.

## DINING ROOM

Double glazed sash window to front, laminate flooring, radiator.

## KITCHEN

A dual aspect room with double glazed windows to side and rear aspect, fitted with wall and base units with quartz worksurface over, inset ceramic sink, breakfast bar, Rangemaster double oven with 5 ring gas hob and Rangemaster cooker hood over, radiator, laminate flooring. Door to;

## UTILITY ROOM

Timber framed door to rear garden, fitted with a range of wall and base units with worksurface over and inset stainless steel sink and drainer, space and plumbing for a washing machine, wall mounted gas fired boiler.

## LIVING ROOM

A dual aspect room with UPVC double glazed French doors to rear and double glazed window sash window to front, fitted shelving units, radiator, carpet flooring.

## FIRST FLOOR LANDING

Double glazed window to front aspect, built in storage cupboard housing water tank with shelving units over, radiator, carpet flooring.

## BEDROOM TWO

Double glazed window to rear, carpet flooring, radiator.

## BATHROOM

Double glazed window with obscured glass to side, fitted with a three piece suite comprising bath with mixer tap and shower head attachment, WC, wash hand basin, radiator, tiled flooring, extractor fan.

## BEDROOM THREE

Double glazed window to front aspect, built in wardrobe, radiator, carpet flooring.

## BEDROOM FOUR

Double glazed window to front, feature panelled wall, radiator, carpet flooring.

## BEDROOM ONE

Double glazed window to rear aspect, double built in wardrobe, carpet flooring, radiator, door to;

## ENSUITE

Double glazed window with obscured glass to rear aspect, double shower cubicle with mains connected rainfall shower head and shower head attachment, WC, vanity unit with two ceramic wash hand basins over, heated towel rail, tiled flooring, shaver charging point, extractor fan.

## EXTERNAL

The property features a driveway to the front with access to the single garage. The front garden also allows for further parking if desired, with a range of mature shrubs including two rose bushes. The rear garden is fully enclosed and extends behind the garage, it is mainly laid to lawn with a decked BBQ area with pergola over and a paved patio seating area.

## AGENTS NOTES

This property is Freehold.  
Mains drainage, electricity and water connected.  
Gas central heating.  
Council tax band: D



## Viewings

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

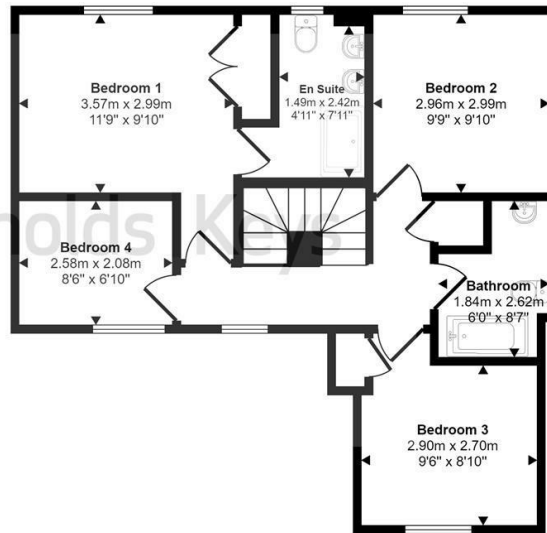
## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

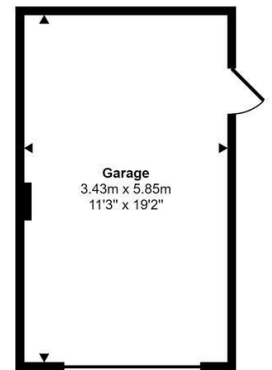
Approx Gross Internal Area  
136 sq m / 1462 sq ft



Ground Floor  
Approx 59 sq m / 633 sq ft



First Floor  
Approx 57 sq m / 612 sq ft



Garage  
Approx 20 sq m / 216 sq ft

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 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.

