



17 Long Barrow Drive, North Walsham, NR28 9YA

Guide Price £280,000

- THREE BEDROOMS
- CUL-DE-SAC LOCATION
- BEAUTIFULLY PRESENTED THROUGHOUT
- UTILITY ROOM
- GARAGE AND DRIVEWAY
- CLOSE TO THE MARKET PLACE OF NORTH WALSHAM

17 Long Barrow Drive, North Walsham NR28 9YA

This beautifully presented three bedroom semi detached home, featuring an integral garage and a private enclosed rear garden, is nestled in a peaceful cul-de-sac close to the market place of North Walsham.



Council Tax Band: C



DESCRIPTION

This well maintained three bedroom semi detached home, complete with an integral garage, brickweave drive and a secluded rear garden, is ideally situated in a quiet cul-de-sac on the edge of North Walsham.

LOCATION

North Walsham is ideally positioned near the stunning Norfolk Coast and Broads. The town offers a wide range of amenities, including supermarkets such as Sainsbury's, Lidl, and Waitrose, as well as convenience stores, cafes, restaurants, and traditional pubs. Residents also benefit from the Victory Swim and Fitness Centre, healthcare services including doctors, dentists, and veterinary practices, and various recreational spaces. Education is well catered for with North Walsham Junior School, North Walsham High School, and Paston College, a former grammar school. The town is well connected with both bus routes and train services providing easy access to Norwich city centre.

ENTRANCE HALL

Composite door with double glazed obscured glass panelling, radiator, wooden flooring, stairs to first floor, entrance to living room and downstairs cloak room, thermostat, electric fuse board.

CLOAKROOM

uPVC double glazed window with obscured glass, wooden flooring, radiator, WC, hand wash basin with vanity unit under.

LOUNGE

Dual aspect uPVC double glazed windows to front and side aspect, radiator, carpeted, feature fireplace with electric fire, cupboard, archway leads to kitchen/diner.

KITCHEN/DINER

uPVC French doors lead to garden, uPVC double glazed window to rear aspect, radiator, dining area is carpeted, kitchen area has wooden flooring, a range of wall and base units with counter over, four ring gas hob with extractor over, double electric oven, slimline dishwasher, stainless steel one bowl sink with drainer, entrance to utility room.

UTILITY ROOM

uPVC door with double glazed window and uPVC double glazed window to garden aspect, boiler, space for fridge, a range of wall and base units with counter over, inset stainless steel one bowl sink with drainer, space for washing machine, entrance to garage.

STAIRS TO FIRST FLOOR

Carpeted and entrances to family bathroom and bedrooms, loft access, airing cupboard.

FAMILY BATHROOM

uPVC double glazed windows with obscured glass to rear aspect, hand wash basin, WC, panelled bath with Aqualisa shower over, towel heater, vinyl flooring.

BEDROOM THREE

uPVC double glazed window, to rear aspect, carpeted, radiator, built in wardrobes.

BEDROOM TWO

uPVC double glazed window to front aspect, radiator, carpeted, built in wardrobe.

MAIN BEDROOM

Dual aspect uPVC double glazed windows to front and rear aspects, carpeted, two radiators.

GARAGE

Up and over door, power and light.

EXTERNAL

To the front is a brickweave drive for 2 cars, which leads to the garage, to the rear is an enclosed garden, mostly laid to lawn, with flower beds surrounding the parameter and containing mature plants and shrubs.

AGENTS NOTES

Freehold

Gas and electricity connected

Mains drainage



Viewings

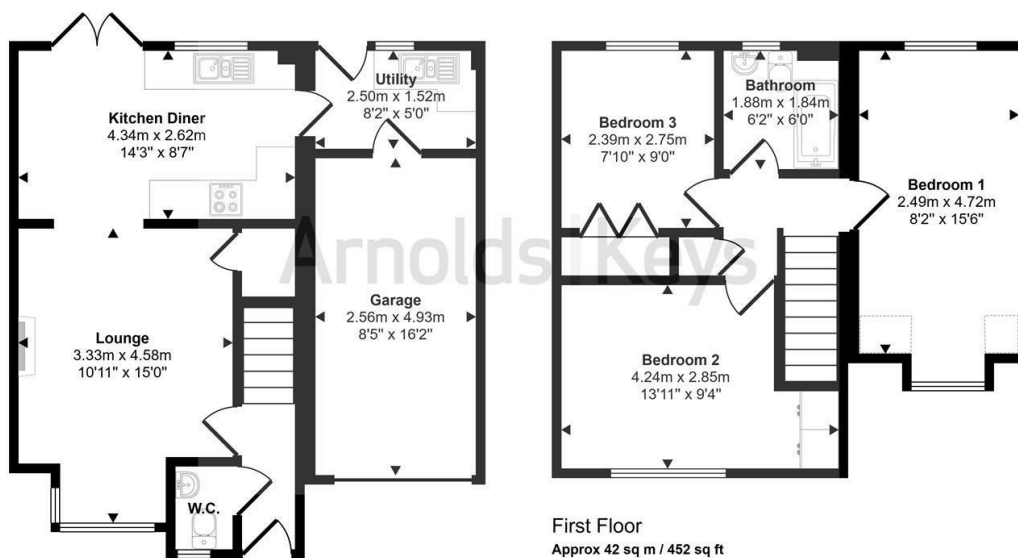
Viewings by arrangement only. Call 01263 738444 to make an appointment.

EPC Rating:

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	66	
(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	

Approx Gross Internal Area
92 sq m / 992 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 Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.



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