



50 Panxworth Road, South Walsham, NR13 6DX

Guide Price £525,000

- DETACHED CHARACTERFUL HOME
- THREE RECEPTION ROOMS
- THATCHED BARN WITH POTENTIAL FOR CONVERSION
- DETACHED SINGLE GARAGE
- THREE BEDROOMS
- PRIVATE WRAP AROUND GARDENS
- OFF ROAD PARKING
- VILLAGE LOCATION

50 Panxworth Road, South Walsham NR13 6DX

NO ONWARDS CHAIN A substantial detached home situated within the idyllic Broadland village of South Walsham. The property offers a detached garage and separate barn; offering potential for conversion, with a wrap around garden backing onto open fields.



Council Tax Band: E



DESCRIPTION

This characterful detached home is situated on well maintained grounds offering a driveway with access to the detached garage with delightful wrap around gardens that back onto open fields. The property also offers a detached, thatched barn with power; offering the ideal opportunity for conversion if required. The home offers an attached coal room and boiler room which can be accessed externally. Internally, an entrance hall leads to a ground floor cloak room and three reception rooms; including a living room and dining room, bathroom and kitchen with walk in pantry. To the first floor are three bedrooms. Whilst the property does require updating, it offers the ideal opportunity to truly make this house your own.

ENTRANCE HALL

Timber frame door to front and rear, exposed brick wall, steps to:-

CLOAKROOM

Double glazed window to the side aspect, WC, wash hand basin, radiator and carpet.

DINING ROOM

Double glazed window to front aspect, carpet and radiator.

LIVING ROOM

Two double glazed windows to front aspect, brick fireplace which is currently boarded up, built-in understairs cupboard, carpet and two radiators.

SNUG

Double glazed window to side aspect, laminate flooring, radiator.

BATHROOM

Double glazed window to side aspect, suite comprising bath, WC, bidet, shower cubicle with mains fed shower, vanity unit and wash hand basin, radiator and carpet.

KITCHEN

Double glazed window to rear aspect. Fitted with stainless steel sink and drainer, built-in electric oven and hob with extractor hood over, space for a washing machine, undercounter fridge.

PANTRY

Walk in pantry with shelves, freezer, dishwasher, secondary glazed window to rear, vinyl flooring.

Stairs to first floor:-

LANDING

Carpet and radiator.

BEDROOM ONE

A dual aspect room with secondary glazed windows to front and side aspects, carpet and two radiators.

BEDROOM TWO

Secondary glazed window to the side aspect, built-in airing cupboard with shelves. Carpet.

BEDROOM THREE

Secondary glazed window to front aspect, carpet and radiator.

EXTERNAL

The property is approached via a driveway providing access to the detached garage with up and over door, power and lighting with a door to the garden. A wrought iron gate leads onto the grounds which are bordered with hedging to provide privacy. The wrap around gardens are mainly laid to lawn, with steps leading up to the property and borders of mature shrubs and hedging. There is a detached, thatched barn with power and lighting which is currently split into two levels and has double doors onto the driveway. Attached to the property is also a boiler room and a coal room.

AGENTS NOTES

This property is Freehold.

Council tax band: E (Broadland)


Please note there is limited information regarding the services, therefore the property is 'sold as seen' and buyers are encouraged to do their own investigations.

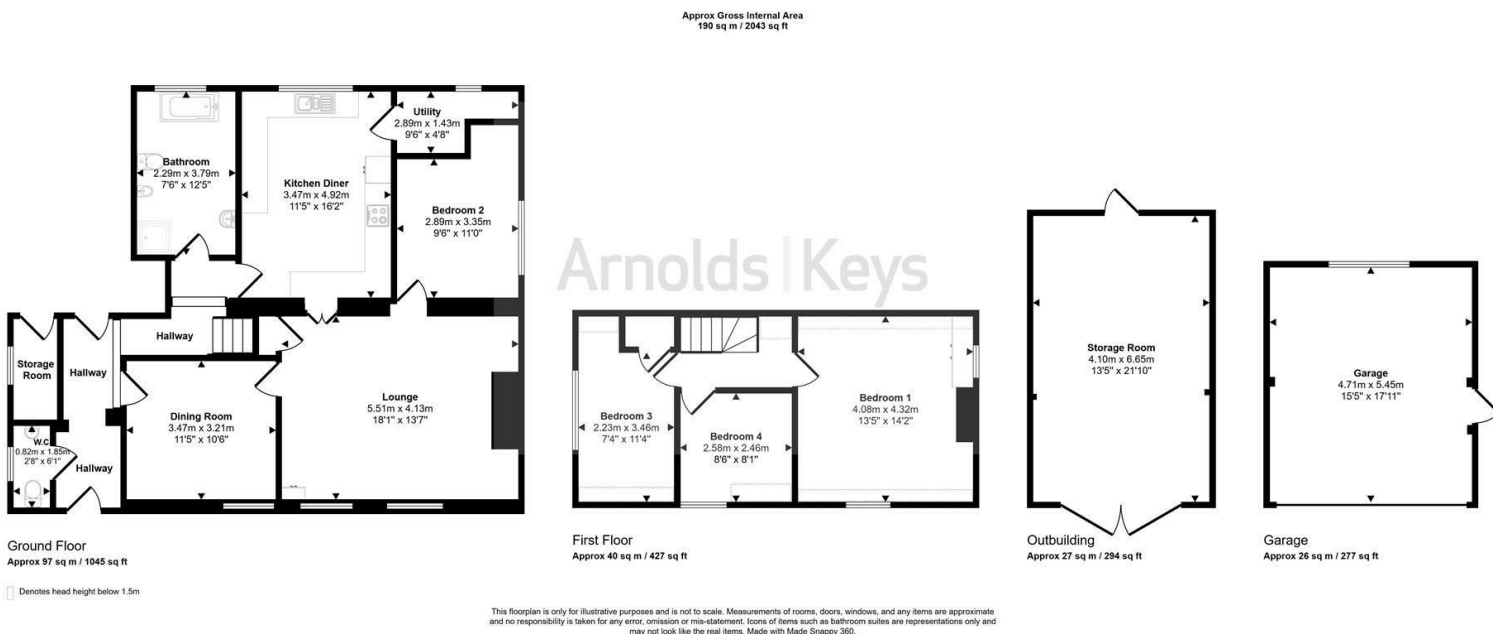


Viewings

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		
(69-80) C		
(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 	



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, 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.



8 Market Place, Aylsham, NR11 6EH
01263 738444

county@arnoldskeys.com
www.arnoldskeys.com