



## 11 Youngmans Close, North Walsham, NR28 9JQ

Offers Over £350,000

- THREE DOUBLE BEDROOMS
- LOUNGE/DINER WITH LOG BURNER
- BRICK WEAVE DRIVEWAY AND GARAGE
- TWO SHOWER ROOMS
- TWO RECEPTION ROOMS
- ESTABLISHED FRONT AND REAR GARDENS
- CLOSE TO MARKET PLACE
- CUL-DE-SAC LOCATION



# 11 Youngmans Close, North Walsham NR28 9JQ

A well-presented three-bedroom detached bungalow within a quiet cul-de-sac in the popular market town of North Walsham. The home offers two reception rooms, two shower rooms, a private driveway, and a garage. The property offers comfortable and versatile accommodation with easy access to local amenities and transport links.



Council Tax Band: D





## DESCRIPTION

Located in a quiet residential area of the popular market town of North Walsham, this spacious and well maintained three bedroom detached bungalow offers comfortable and versatile living. The property features two generous reception rooms, with an 'L' shaped lounge/diner leading to a garden room. There are three double bedrooms, two shower rooms and a well appointed kitchen.

Outside, the bungalow benefits from a private driveway and a garage with access through to the rear garden which is enclosed and well maintained with a variety of established plants. Whilst the property does require some updating, it provides an excellent opportunity to make this home your own and enjoy a convenient lifestyle.

## ENTRANCE

uPVC door to front entrance, built in cupboard, laminate flooring, integral door to garage.

## SHOWER ROOM

Double glazed window with obscured glass to rear aspect, corner shower cubicle, vanity unit with WC and inset wash hand basin, tiled flooring, heated towel rail, extractor fan.

## LOUNGE/DINER

'L' shaped room with uPVC French doors to rear garden and timber framed doors to garden room, carpet, radiator, wood burning stove with tiled hearth.

## GARDEN ROOM

Timber framed double glazed windows, tiled flooring, patio door to rear garden, radiator.

## KITCHEN

Double glazed window and uPVC door to side aspect, fitted with a range of wall and base units with inset ceramic one and a half sink and drainer, electric hob with cooker hood over, space and plumbing for washing machine and dishwasher, inset electric double oven, space for a fridge freezer, laminate flooring.

## BEDROOM ONE

Double glazed window to front aspect, built in wardrobe, TV aerial point, carpet, radiator.

## BEDROOM TWO

Double glazed window to side aspect, TV aerial point, carpet, radiator, built in wardrobe.

## BEDROOM THREE

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

## SHOWER ROOM

Double glazed window with obscured glass to side aspect, double shower cubicle with pull down seat, vanity unit with WC and inset wash hand basin, tiled flooring, heated towel rail.

## EXTERNAL

To the front the property features an 'L' shaped brick weave driveway with an established garden to the side and access to the single garage which has an up and over door, power and lighting. There is a side gate leading to the delightful, South East facing rear garden with a patio seating area, lawned area with natural pond, mature shrubs and border plants. There is a shed with power and lighting and an outside tap.

## LOCATION

North Walsham is a popular market town with a weekly market held in the town centre. The area is well served with amenities including Sainsburys, Lidl and Waitrose supermarkets. North Walsham has good educational facilities for all ages including sixth form Paston College together with doctors, dentists, opticians and a library. For the sports minded, there is the Victory Swim and Fitness Centre.

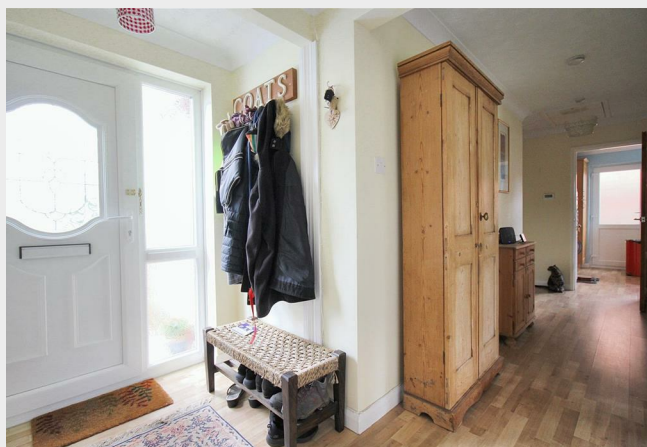
## AGENTS NOTES

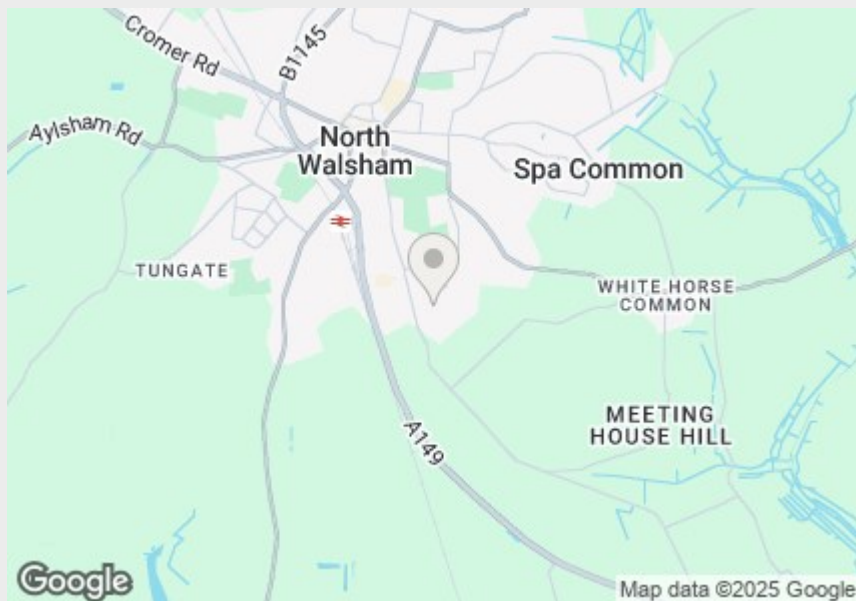
This property is Freehold.

Council tax band: D (North Norfolk)

Mains drainage, water and electricity connected.

Mains gas central heating.

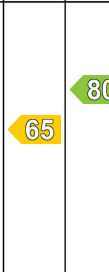



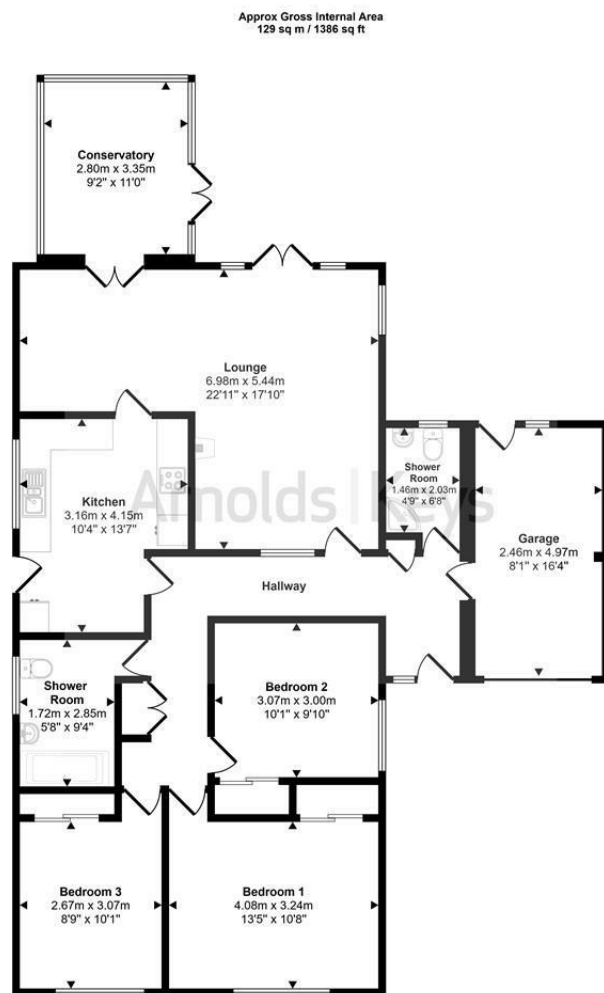


## Viewings

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>80</b>
(81-91) <b>B</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		
England & Wales		EU Directive 2002/91/EC 



Floorplan

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, 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.

