

**Aldreds**  
Estate Agents



5 Poppy Close, North Walsham, NR28 9XU

£400,000



5



2



2



C



£400,000

# 5 Poppy Close

North Walsham, NR28 9XU

- Spacious Detached House
- Ground Floor Bedroom / Study
- Utility Room
- Gas Central Heating
- Convenient Town Location
- Four First Floor Bedrooms
- Conservatory
- Delightful Garden
- Well Presented Throughout
- Must View to Appreciate

Aldreds are delighted to offer this spacious five bedroom detached house, located in an attractive and convenient location within easy reach of the town centre. This well appointed, modern property offers spacious accommodation including two reception rooms, a conservatory, ground floor bedroom/study, utility room, four first floor bedrooms with a master en suite shower room and bathroom. The property benefits from gas fired central heating, driveway parking and a delighted rear garden with summerhouse. Early internal viewing is highly recommended to appreciate this well presented home.



## Entrance Hall

Part obscure glazed uPVC entrance door, power point, radiator, stairs to first floor landing, doors leading off.

## Cloakroom

Obscure glazed window to front aspect, part-tiled walls, low level WC, hand wash basin within a fitted storage unit, heated towel rail.

## Lounge 16'6" increasing to 18'2" x 12'9" reducing to 9'3" (5.03m increasing to 5.54m x 3.89m reducing to 2.82)

Front facing bay window, window to side aspect, timber fireplace surround with cast iron inset, power points, television point, telephone point, two radiators, open plan access to:

## Dining room 9'6" x 9'6" (2.92m x 2.90m)

Radiator, power points, glazed sliding doors to conservatory, doorway giving access to:

## Kitchen 9'4" x 9'5" (2.84m x 2.87m)

Window to rear aspect, a range of modern fitted kitchen units with work surface and tiled splashbacks, stainless steel sink drainer with mixer tap, integrated electric oven, microwave, gas hob, extractor and fridge. Under stair larder cupboard, radiator, doorway giving access to:



#### Utility room 9'6" x 9'4" (2.90m x 2.84m)

Window to side aspect, part glazed door to rear garden, a range of units with work surface and tiled splashbacks, stainless steel sink drainer, plumbing for washing machine, wall mounted gas boiler for hot water and central heating, radiator, door giving access to:

#### Ground floor Bedroom 5 / Study 18'9" x 8'1" (5.72m x 2.46m)

Window to front aspect, radiator, power points.

#### Conservatory 10'7" x 8'2" (3.23m x 2.49m)

Of a uPVC sealed unit double glazed construction on a brick built base with a glazed pitched roof, French doors to rear garden, tiled flooring, power points.

#### First floor landing

Loft access with loft ladder, airing cupboard housing hot water cylinder with immersion heater, doors leading off.

#### Master bedroom 13'1" x 10'4" plus dressing area (3.99m x 3.15m plus dressing area)

Dressing area with 2 sets of wardrobes with sliding mirrored doors, window to front aspect, radiator, power points, door giving access to:

### Directions

From the centre of town continue out on the New Road turning left into Pound Road, continue to the end of Pound Road to the crossroads with Manor Road, turn right and continue as the road runs into Brick Kiln Road. Continue to the end of Brick Kiln Road before turning left into Poppy Close, where the property can be found towards the end of the close on the left hand side.



### Ensuite shower room

Obscure glazed window to side aspect, fully tiled walls, radiator, white suite comprising low level WC, hand wash basin within a fitted storage unit, tiled shower cubicle, ventilation, shavers point with light.

### Bedroom 2 12'7" reducing to 10'7" x 8'6" at max (3.84m reducing to 3.23m x 2.59m at max)

Window to front aspect, radiator, power points

### Bedroom 3 10'8" x 9'6" at max (3.25m x 2.90m at max)

Window to rear aspect, radiator, power points.

### Bedroom 4 8'3" x 8'4" at max (2.51m x 2.54m at max)

Window to rear aspect, radiator, power points, telephone point.

### Bathroom

Obscure glazed window to rear aspect, fully tiled walls, white suite comprising a tiled in bath with shower attachment over and shower screen, low level WC, hand wash basin within a fitted storage unit, heated towel rail, shavers point with light, ventilation.

### Outside

The property occupies a pleasant position with vehicular access via a tarmacked driveway providing ample parking space for 2 vehicles, with a shingled front garden and access to the side of the property via a timber gate to a delightful enclosed rear garden with high level hedgerow and close board panelled fencing to boundaries with timber garden shed and summer house. External power and water supply.

### Tenure

Freehold

### Services

Mains water, electric, drainage and gas.

### Council Tax

North Norfolk District Council - Band D

### Energy Performance Certificate

Rating TBC

### Location

The Market Town of North Walsham offers a full range of local amenities and is conveniently located for access to the wonderful North Norfolk Coast and the unique Norfolk Broads. The town offers good public transport and road links to the coastal town of Cromer and the Fine city of Norwich.

### Reference

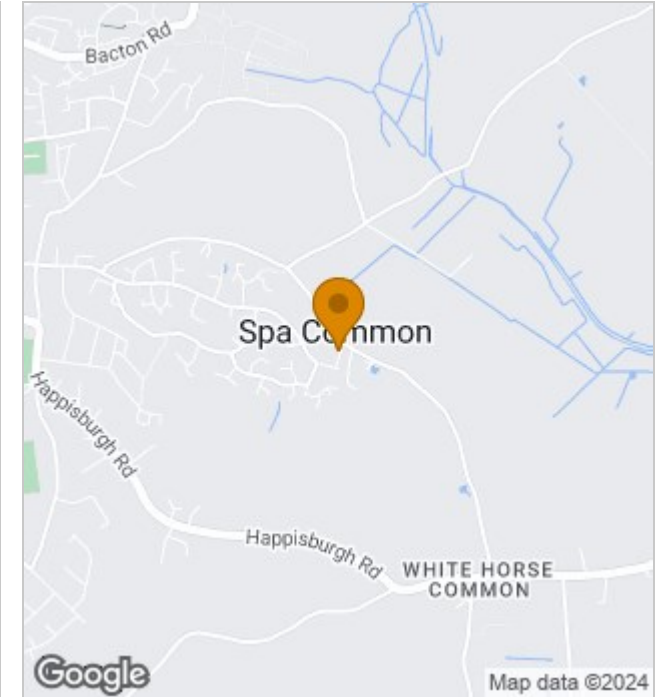
S9799/PJL



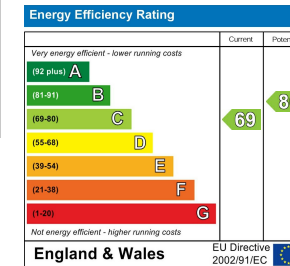
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

55 High Street, Stalham, Norfolk, NR12 9AH  
Tel: 01692 581089 Email: stalham@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA