



Yarmouth Road, North Walsham NR28 9AU

welcome to

Yarmouth Road, North Walsham

****GUIDE PRICE £375,000 - £400,000**** This well presented four bedroom detached house with gated entrance and landscaped rear garden is situated on the highly desirable Yarmouth Road and would make an ideal family home!



Situated along the highly desirable Yarmouth Road and within walking distance of public transport links and North Walsham town centre, this substantial detached house would make an ideal family home with annex potential. The property offers accommodation comprising entrance porch leading into entrance hall, open plan lounge/diner, kitchen, conservatory, study, bedroom four, cloakroom and utility room on the ground floor. On the first floor you will find a master bedroom with large en suite bathroom, two further double bedrooms and a family bathroom. Externally, the property benefits from gated entrance, ample driveway parking with car port and a low maintenance rear garden. This property would be ideally suited for someone desiring a ground floor bedroom for a family member or as a separate annex as a holiday let. The whole property has been run as a successful holiday let for several years and is being sold with NO ONWARD CHAIN!

Entrance Porch

Double glazed door to the front aspect, radiator and Karndean flooring

Entrance Hall

Entrance door from porch, stairs to the first floor, telephone point, storage cupboard, radiator and Karndean flooring.

Lounge

18' 1" x 12' 9" (5.51m x 3.89m)

Sliding doors into the conservatory, fireplace with a gas fire, radiator, wall lights and carpeted flooring.

Open to:

Dining Room

11' 4" x 9' 3" (3.45m x 2.82m)

Double glazed window to the rear aspect, radiator and Karndean flooring.

Conservatory

20' 2" x 8' (6.15m x 2.44m)

uPVC windows and doors with a brick base, fitted blinds, electric heater, radiator and tiled flooring.

Kitchen

12' 3" x 10' 5" (3.73m x 3.17m)

Fitted kitchen with range of wall and base cupboards with work surfaces over, eye level Neff oven, hob with cooker hood above, built in fridge, built in dishwasher, one and a half stainless steel sink drainer, tiled splashbacks, gas central heating boiler, radiator, double glazed window to the front aspect and laminate flooring.

Cloakroom

Double glazed window to the side aspect, wash hand basin, WC, towel rail and Karndean flooring.

Study

8' 8" x 7' 3" (2.64m x 2.21m)

Double glazed window to the side aspect, telephone point, radiator and Karndean flooring

Utility Room

Double glazed window to the front aspect, range of wall and base units with work surfaces over, plumbing for washing machine, space for tumble dryer, stainless steel sink drainer, tiled splashbacks and Karndean flooring.

Bedroom Four

11' 5" x 7' 3" (3.48m x 2.21m)

Double glazed window to the rear aspect, telephone point, radiator and Karndean flooring.

First Floor Landing

Double glazed window to the front aspect, access to the loft with a pulldown ladder, airing cupboard with pressurised tank and solar panels to heat water, carpeted flooring.

Bedroom One

13' 2" x 11' 2" (4.01m x 3.40m)

Double glazed window to the rear aspect, radiator and carpeted flooring.

En Suite Bathroom

Suite comprising of a walk in shower cubicle, spa bath, wash hand basin, WC, storage cupboard, fully tiled, extractor fan, towel rail, radiator, double glazed windows to the side and front aspects and Karndean flooring.

Bedroom Two

14' 3" x 10' 7" (4.34m x 3.23m)

Double glazed window to the rear aspect, fitted wardrobe, radiator and carpeted flooring.

Bedroom Three

12' 8" Max x 10' Max (3.86m Max x 3.05m Max)

Double glazed window to the front aspect, wardrobe cupboard, radiator and carpeted flooring.

Shower Room

Suite comprising shower cubicle, WC, wash hand basin, extractor fan, fully tiled walls, double glazed window to the front aspect and Karndean flooring.

Exterior

To the front of the property are gates opening to driveway, hedges and shrubs, a carport with 3 outside electric points and a gate leading to the rear of the property where there is a landscaped garden, covered seating area, lawn, shrubs and a friendship gate which will be changed to a fence prior to completion.



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welcome to

Yarmouth Road, North Walsham

- Ground Floor Annexe Potential
- Master Bedroom with En Suite Bathroom
- Conservatory
- Gated Entrance and Car Port
- No Onward Chain

Tenure: Freehold EPC Rating: D

guide price

£375,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:
NWM108539 - 0006

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01692 402861



NorthWalsham@williamhbrown.co.uk



16 Market Street, NORTH WALSHAM, Norfolk,
NR28 9BZ



williamhbrown.co.uk