



**Duncan Way, North Walsham, NR28 0FT**

**welcome to**

**Duncan Way, North Walsham**

This immaculately presented, 4 Bedroom Detached House with integral Garage, driveway parking for two vehicles and low maintenance garden, is situated on the popular Persimmon Homes development in North Walsham built in 2019.



## Description

Situated on the Persimmon Homes development in North Walsham, this Roseberry style detached house built in 2019 would make an ideal family home. The property offers accommodation comprising entrance hall, lounge, kitchen/diner with patio doors into garden, utility area and cloakroom on the ground floor. On the first floor, you will find a master bedroom with en suite shower room, three further bedrooms and a family bathroom. Externally, the property has a low maintenance rear garden and an integral garage with driveway parking in front for two vehicles.

## Entrance Hall

Door to the front aspect, stairs to first floor and vinyl flooring.

## Cloakroom

Double glazed window to the rear aspect, wash hand basin, WC, radiator and tiled flooring.

## Lounge

15' 9" x 11' (4.80m x 3.35m)  
Double glazed window to the front aspect, TV and telephone points, double doors to the Kitchen, radiator and laminate flooring.

## Kitchen

18' 5" x 10' 3" (5.61m x 3.12m)  
Fitted kitchen with range of wall and floor units and work surfaces over, electric oven, electric induction hob with cooker hood above, one and a half ceramic sink drainer, space for fridge freezer, under stairs pantry, patio doors into garden, double glazed window to the rear aspect, radiator and tiled flooring.

## Utility Room

7' x 5' 3" (2.13m x 1.60m)  
Door to the side aspect, plumbing for washing machine, gas central heating boiler, work surfaces, radiator and tiled flooring.

## Landing

Access to the loft, cupboard and carpeted flooring.

## Bedroom One

13' 6" x 11' (4.11m x 3.35m)  
Double glazed window to the front aspect, fitted wardrobe, cupboard, radiator and carpeted flooring.

## En Suite

Suite comprising shower cubicle, wash hand basin, WC, extractor fan, radiator, double glazed window to the side aspect, vinyl flooring.

## Bedroom Two

12' 3" x 9' 4" (3.73m x 2.84m)  
Double glazed window to the front aspect, radiator and carpeted flooring.

## Bedroom Three

9' 7" x 9' 4" (2.92m x 2.84m)  
Double glazed window to the rear aspect, radiator and carpeted flooring.

## Bedroom Four

9' 7" x 7' 3" (2.92m x 2.21m)  
Double glazed window to the rear aspect, fitted wardrobe, radiator and carpeted flooring.

## Bathroom

Suite comprising of bath with mixer tap and shower over, part tiled walls, wash hand basin, WC, extractor fan, double glazed window to the rear aspect, radiator and vinyl flooring.

## Exterior

At the front of the property is driveway parking for two vehicles leading to an integral garage with up and over door, power, lighting and door into utility area. At the rear of the property is an enclosed, low maintenance garden with artificial grass, patio, decking, bordering shrubs and front access gate



Ground Floor



First Floor



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.  
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welcome to

## Duncan Way, North Walsham

- Integral Garage and Driveway Parking
- Master Bedroom with En Suite Shower Room
- Low Maintenance Garden
- Overlooking Green Area to Front

Tenure: Freehold EPC Rating: B

offers over

**£340,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NWM108703 - 0009

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