







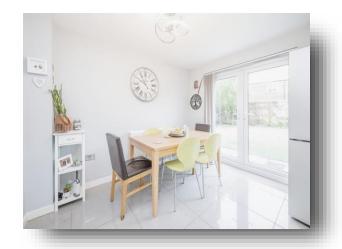


## welcome to

# **Duncan Way, North Walsham**

\*\*GUIDE PRICE £325,000 - £350,000\*\* This immaculately presented, 4 Bedroom Detached House with integral Garage, driveway parking for two vehicles & low maintenance garden, is situated on the popular Persimmon Homes development in North Walsham built in 2019.













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



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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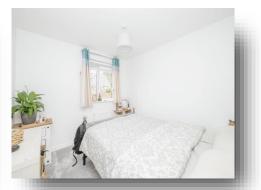
- Guide Price £325,000 £350,000
- Integral Garage and Driveway Parking
- Low Maintenance Garden
- Overlooking Green Area to Front
- Master Bedroom with En Suite Shower Room

Tenure: Freehold EPC Rating: B

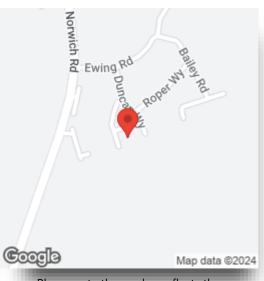
guide price

£325,000







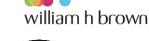


Please note the marker reflects the postcode not the actual property

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Property Ref: NWM108703 - 0012 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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