



Legrice Crescent, North Walsham, NR28 9AF

welcome to

Legrice Crescent, North Walsham

****GUIDE PRICE £240,000 - £250,000****

This well-presented two bedroom semi-detached house, with single garage, driveway parking and enclosed rear garden is situated in a cul-de-sac location off Yarmouth Road in the popular market town of North Walsham



Description

Situated in a popular residential cul-de-sac, this semi-detached house would make an ideal home for a young family. The property offers accommodation comprising entrance hall, kitchen, lounge, conservatory and family bathroom on the ground floor. On the first floor, you will find a double bedroom with en suite cloakroom and a second large double bedroom with fitted wardrobe. Externally, the property benefits from driveway parking for up to four vehicles leading to a single garage with up and over door, power and lighting. At the rear of the property is an enclosed garden with lawn, patio, shrubs, raised beds and gate to front aspect. The property formerly comprised of three bedrooms and could easily be converted back to its original layout if this should be desired.

Entrance Hall

Door to the side aspect and double glazed window to the side aspect, stairs to the first floor, telephone point, radiator and laminate flooring.

Kitchen

Fitted kitchen with range of wall and floor units and work surfaces over, gas cooker point, plumbing for washing machine, space for fridge freezer, one and a half sink drainer, tiled splash backs, spotlights, under stairs cupboard, double glazed window to the front aspect and laminate flooring.

Lounge

14' 6" x 10' 1" (4.42m x 3.07m)
Double glazed window to the rear aspect, sliding doors to the conservatory, TV and telephone points, wall lights, radiator and carpeted flooring.

Conservatory

12' 10" x 8' 5" (3.91m x 2.57m)
Upvc with a brick base, radiator and tiled flooring.

Family Bathroom

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

First Floor Landing

Bedroom One

14' 6" x 8' 11" (4.42m x 2.72m)
Double glazed window to the front aspect, fitted wardrobe, radiator and carpeted flooring.

En Suite Cloakroom

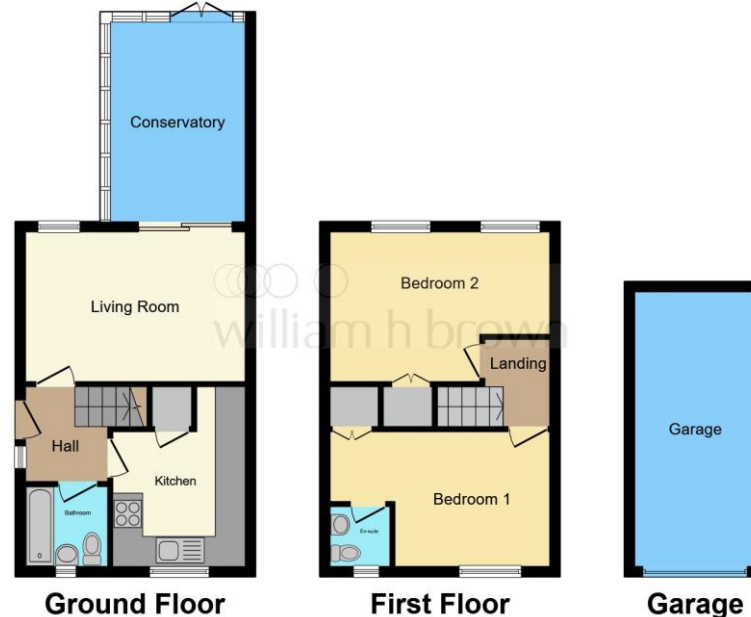
Wash hand basin, WC, shaver point, double glazed window to the front aspect, radiator and tiled flooring.

Bedroom Two

14' 5" x 10' 4" (4.39m x 3.15m)
Double glazed window to the rear aspect, fitted wardrobe, radiator and carpeted flooring.

Exterior

At the front of the property is driveway parking for up to four vehicles leading to a single garage with up and over door, power and lighting. At the rear of the property is an enclosed garden with lawn, patio, shrubs, raised beds and gate to front aspect.



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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Legrice Crescent, North Walsham

- **GUIDE PRICE £240,000 - £250,000**
- **NO ONWARD CHAIN**
- Formerly a 3 Bedroom House
- Conservatory
- Single Garage and Driveway
- Ideal Starter Home

Tenure: Freehold EPC Rating: E

guide price

£240,000-£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NWM108701 - 0009

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