



Plot 2 Happisburgh Road, North Walsham, NR28 9HB



welcome to

Plot 2 Happisburgh Road, North Walsham

William H Brown are proud to market this exclusive development of four brand new, executive detached properties, set back from the highly sought after Happisburgh Road and within walking distance of North Walsham town centre

Interiors

The interior specifications are flexible and purchasers are given an allowance with which they can choose their kitchen and utility fittings, sanitary ware, ceramic tiling etc. The allowances for these are given in a separate specification and price sheet, please enquire for more details. The interior finish is also contemporary with a subtle blend of natural light oak internal doors, matching light oak window boards, a highly comprehensive electrical specification to include LED ceiling spotlights, chromium window and door furniture, contemporary skirting and architraves etc.

Entrance Hall

Kitchen / Diner

20' 8" x 9' 7" (6.30m x 2.92m)

Living Area

20' 6" x 15' 5" (6.25m x 4.70m)

Utility Room

7' 8" x 5' 5" (2.34m x 1.65m)

Family Bathroom

Bedroom Two

14' 5" x 12' 2" (4.39m x 3.71m)

En Suite Shower Room

Bedroom Three

14' 7" x 12' 4" (4.45m x 3.76m)

First Floor Landing

Master Bedroom Suite

14' 11" x 13' (4.55m x 3.96m)

Master-bedroom suite comprising entire first-floor and including – Bedroom area 4.3 x 3.6m (14'1" x 11'8"), Sitting / dressing area 4.57 x 3.92m (15' x 12'9") and Walk-through wardrobe area 4.3 x 3.8m (14'1" x 12'5")

En Suite Shower Room Exterior

Each property also features an extra wide single garage of matching construction giving space for a vehicle together with a valuable storage area.

Maintenance

The developer has made extensive efforts to make each property as low maintenance as possible with white UPVc windows alongside French doors and/or bi-folds together with colour coordinated fascias, barge boards and soffits.

Heating

Each property also features fully automated and highly efficient under-floor central heating and domestic hot water. This is provided by an air-sourced heat pump offering the optimum in economy and flexibility, each room being fully and individually controllable. These systems are currently regarded as market leading, as they offer a very efficient and economic form of heating.





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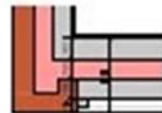
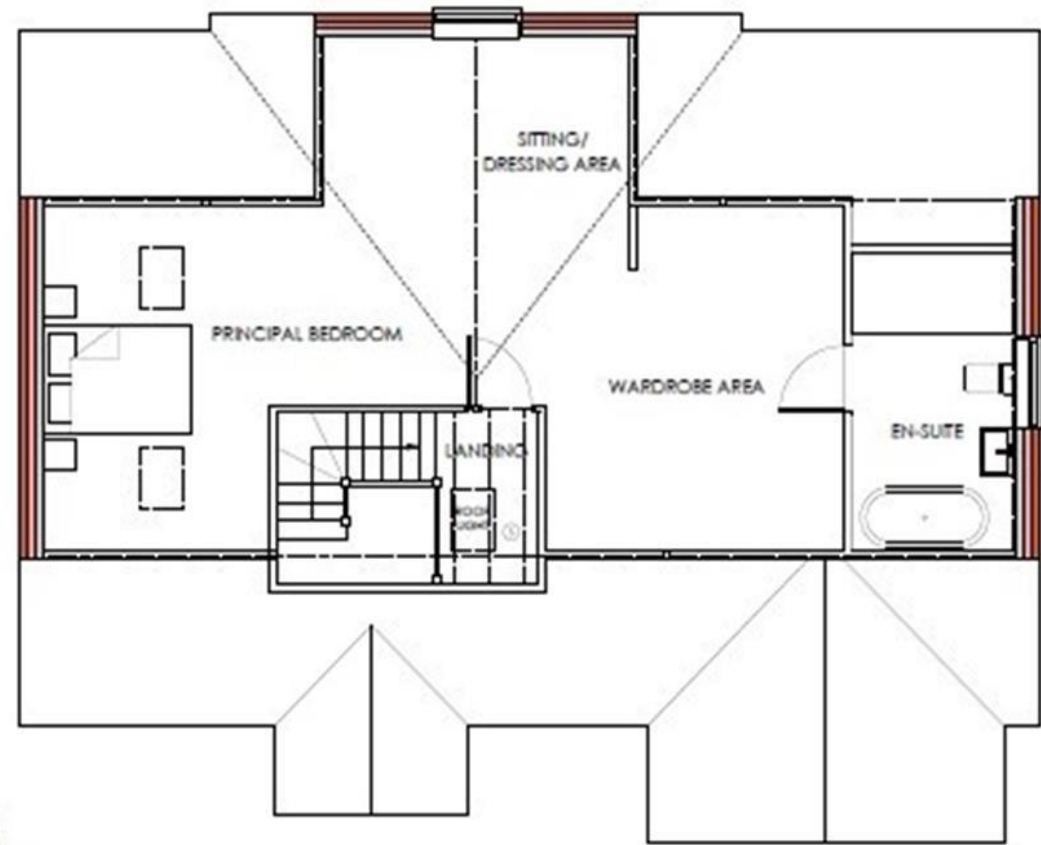
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Plot 2 Happisburgh Road, North Walsham

- Brand New Chalet Bungalows
- Exclusive Development of Four Units
- High Specification Throughout
- Three Double Bedrooms and Three Bathrooms of which the Master Bedroom suite comprises the whole first floor.
- Extra Wide Garage and Driveway Parking

Tenure: Freehold EPC Rating: Exempt

£495,000



DETAIL A 1:20

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Property Ref:
NWM108780 - 0010

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 buyer's 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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