

property details **approval form**

1 Bayes Court, North Walsham, Norfolk, NR28 0WH

Date: 10 January 2024

Property Ref and Version: NWM107315 - 0002

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£450,000

Tenure: Freehold

>> **key features**

- > Annexe Potential
- > Two En Suite Shower Rooms and Family Bathroom
- > Conservatory
- > Garage and Driveway Parking
- > Private Cul-De-Sac Location
- > EPC Rating: Awaited

>> **short description**

This immaculately presented 3/4 bedroom detached bungalow offers modern, one level living with spacious and versatile accommodation in a private cul-de-sac location in the popular market town of North Walsham!

>> **long description**

Situated on a good sized corner plot at the end of a private cul-de-sac, this spacious bungalow with garage and ample driveway parking would make an ideal family home for multi-generational living. The property is located within walking distance of shops, schools and public transport links and has potential for a self-contained 'annex' type area at the rear. The property offers accommodation comprising entrance hall, lounge, kitchen/diner, utility room, conservatory, master bedroom with en suite shower room, bedroom two with en suite shower room, bedroom three, bedroom four and family bathroom. Externally, the property benefits from detached garage, greenhouse, garden shed, ample driveway parking and a mature garden wrapping around the bungalow with hedging, shrubs, patio and seating areas. Viewing is advised to fully appreciate this wonderful bungalow!

>> **directions**

Your William H Brown office: 16 Market Street, NORTH WALSHAM, Norfolk, NR28 9BZ

T 01692 402861 **E** NorthWalsham@williamhbrown.co.uk

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>> **room description**

Entrance Hall

Door to the front aspect, coat cupboard, access to the loft, wall lights, radiator and carpeted flooring.

Lounge

19' 6" x 11' 5" (5.94m x 3.48m)

Double glazed window to the rear aspect, fireplace, tv point, 2 x radiators and carpeted flooring.

Kitchen / Diner

14' 11" x 12' 7" Max (4.55m x 3.84m Max)

Fitted kitchen with range of wall and base units with work surface over, space under counter for fridge, electric eye level oven, gas hob with cooker hood above, one and a half stainless steel sink drainer, spotlights, double glazed window to the front aspect, radiator and vinyl flooring

Utility Room

8' x 5' 5" (2.44m x 1.65m)

Work surfaces, space under counter for freezer, plumbing for washing machine, stainless steel sink drainer, gas central heating boiler (2018), door to the side aspect, radiator and vinyl flooring.

Conservatory

17' Max x 9' 9" (5.18m Max x 2.97m)

Upvc construction, radiator and tiled flooring.

Master Bedroom

14' 3" Max x 11' 5" (4.34m Max x 3.48m)

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

En Suite Shower Room

Suite comprising of shower cubicle, wc, wash hand basin, towel rail, extractor fan, shaver point, part tiled walls and vinyl flooring.

Bedroom Two

17' 9" Max x 10' 6" Max (5.41m Max x 3.20m Max)

Double glazed windows to the front and side aspects, sliding doors into a private garden area, radiator and carpeted flooring.

En Suite Shower Room

Wet room with suite comprising of shower, wc, wash hand basin, extractor fan, towel rail, double glazed window to the front aspect and vinyl flooring.

Bedroom Three

11' 10" x 9' 5" (3.61m x 2.87m)

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

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>> **room description**

Bedroom Four

11' 9" x 9' 6" (3.58m x 2.90m)

Double glazed window to the front aspect, radiator and carpeted flooring, walk through to Bed 2

Family Bathroom

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

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>> floor plan



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.

>> approval

Signature

Date

| | Signature | Date |
|------------------------|------------------|-------------|
| Duncan Marshall | | |
| Mrs J.A. White | | |

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