



**Cherry Tree Lane, North Walsham, NR28 0HR**

**welcome to**

**Cherry Tree Lane, North Walsham**

This characterful Semi-Detached House with garage and driveway parking, is situated within walking distance of North Walsham town centre and would make an ideal family home!



## Description

Situated within walking distance of North Walsham town centre, public transport links and amenities, this property would make an ideal family home. The property offers accommodation comprising entrance porch leading to entrance hall, lounge, kitchen, dining room/bedroom four, sun room and study on the ground floor. On the first floor, you will find three bedrooms off landing and a family bathroom.

Externally, the property benefits from low maintenance front and rear gardens enclosed by fencing, driveway parking for two vehicles and a detached garage. Viewing is highly advised to fully appreciate this deceptively spacious family home!

## Entrance Porch

Double glazed door to the side aspect and double glazed windows to the side and rear aspects, radiator, tumble dryer with external vent and tiled flooring. Door to:

## Entrance Hall

Under stairs cupboard and carpeted flooring.

## Lounge

12' 11" x 12' 5" (3.94m x 3.78m)  
Patio doors to the front aspect, fireplace with a wood burner, TV point, radiator and carpeted flooring.

## Dining Room / Bedroom Four

9' 4" x 6' 8" (2.84m x 2.03m)  
Double glazed window to the front aspect, radiator and carpeted flooring.

## Kitchen

15' 10" x 7' 11" (4.83m x 2.41m)  
Fitted kitchen with range of wall and base units with work surfaces over, range cooker with cooker hood above, plumbing for dishwasher and washing machine, space for fridge freezer, stainless steel sink drainer, tiled splash backs, double glazed window to the rear aspect, telephone point, radiator and vinyl flooring

## Sun Room

12' 5" x 12' 2" (3.78m x 3.71m)  
Double glazed windows to the side and rear aspects, patio doors into garden, TV point, radiator and vinyl flooring.

## Study

7' x 6' 11" (2.13m x 2.11m)  
Double glazed window to the side aspect, radiator and vinyl flooring.

## First Floor Landing

Double glazed window to the side aspect, telephone point, radiator and carpeted flooring.

## Bedroom One

12' 7" x 9' 7" (3.84m x 2.92m)  
Double glazed window to the front aspect, cupboard with gas central heating boiler, access to the loft, radiator, TV point and carpeted flooring

## Bedroom Two

11' 1" x 8' 4" (3.38m x 2.54m)  
Double glazed window to the rear aspect, fitted rail, TV point, radiator and carpeted flooring.

## Bedroom Three

7' 11" x 6' 11" (2.41m x 2.11m)  
Double glazed window to the rear aspect, radiator, TV point and carpeted flooring.

## Bathroom

Suite comprising of bath with shower attachment over, WC, wash hand basin, extractor fan, shower cubicle, towel rail, fully tiled walls and tiled flooring.

## Exterior

At the front of the property is an enclosed garden mainly laid to lawn with decking, shrubs and washing line. At the rear of the property is a low maintenance garden laid with patio, shrubs and enclosed by fencing. There is a detached garage with double doors and driveway parking in front for two vehicles.



Ground Floor



First Floor



Garage

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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## Cherry Tree Lane, North Walsham

- Garage and Driveway Parking
- Low Maintenance Gardens
- Dining Room/Bedroom Four
- Sun Room
- Walking Distance to Town Centre
- Study

Tenure: Freehold EPC Rating: D

**£300,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NWM108812 - 0004

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