



Woodside, North Walsham NR28 9XA

welcome to

Woodside, North Walsham

****WOODLAND VIEWS**** This 4 bedroom detached house with garage, driveway and good sized rear garden would make a fantastic family home in a sought after cul-de-sac location off Happisburgh Road!



Situated in a cul-de-sac location backing onto Sadler's Wood, this detached house offers accommodation comprising entrance hall, lounge, dining area, kitchen, utility room, study 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 boasts a stunning view over Sadler's Wood to the rear aspect, a good sized rear garden, ample driveway parking and a larger than average garage with workshop. Call now to book a viewing at this fantastic family home!

Entrance Hall

Door to the front aspect, under stairs cupboard, radiator and laminated flooring.

Cloakroom

Wash hand basin, WC, double glazed window to the side aspect, radiator and laminate flooring.

Study

9' 5" x 6' 7" (2.87m x 2.01m)

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

Lounge

16' x 12' 1" (4.88m x 3.68m)

Double glazed window to the front aspect, wall lights, radiator, carpeted flooring and archway into:

Dining Room

9' 7" x 9' 3" (2.92m x 2.82m)

Sliding doors into the conservatory, radiator and carpeted flooring

Kitchen

10' 1" x 9' 7" (3.07m x 2.92m)

Fitted kitchen with range of wall and base units and work surfaces over, electric oven, gas hob with cooker hood above, stainless steel sink drainer, tiled splashbacks, double glazed window to the rear aspect, radiator and vinyl flooring.

Utility Room

9' 6" x 5' 6" (2.90m x 1.68m)

Door to rear aspect and double glazed window to side aspect, plumbing for washing machine and dishwasher, stainless steel sink drainer, tiled splashbacks, space for fridge freezer, gas central heating boiler and vinyl flooring.

Conservatory

11' 10" x 9' 8" (3.61m x 2.95m)

UPVC construction with carpeted flooring.

First Floor Landing

Access to the loft, storage cupboard and carpeted flooring.

Bedroom One

12' 10" x 9' 8" (3.91m x 2.95m)

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

En Suite Shower Room

Suite comprising of shower cubicle, wash hand basin, WC, part tiled walls, shaver point, extractor fan, radiator and carpeted flooring.

Bedroom Two

15' 3" x 12' 4" (4.65m x 3.76m)

Double glazed window to the front aspect, fitted wardrobe, TV point, radiator and carpeted flooring.

Bedroom Three

9' 9" x 8' 4" (2.97m x 2.54m)

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

Bedroom Four

8' 7" x 7' 5" (2.62m x 2.26m)

Double glazed window to the rear aspect, wardrobe cupboard, radiator and carpeted flooring.

Family Bathroom

Suite comprising of bath with shower attachment, WC, wash hand basin, part tiled walls, shaver point, extractor fan, radiator and carpeted flooring.

Exterior

At the front of the property is a driveway offering parking for three vehicles leading to a larger than average Garage measuring 32ft long with workshop area. At the rear of the property is a good sized garden backing onto Sadler's Wood with lawn, patio seating area, two storage sheds, shrubs, plants and woodland viewing gallery.



view this property online williamhbrown.co.uk/Property/NWM108896



welcome to

Woodside, North Walsham

- Woodland Views
- Garage and Workshop
- Master Bedroom with En Suite
- Cul-De-Sac Location
- Study/Office

Tenure: Freehold EPC Rating: D

£400,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NWM108896



Property Ref:
NWM108896 - 0002

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01692 402861



NorthWalsham@williamhbrown.co.uk



16 Market Street, NORTH WALSHAM, Norfolk,
NR28 9BZ



williamhbrown.co.uk