



Ellinor Road, North Walsham, NR28 9AG

welcome to

Ellinor Road, North Walsham

****NO ONWARD CHAIN****

This well-presented 2 Bedroom, Semi-Detached House with detached Garage, driveway parking & mature rear garden, is situated in a cul-de-sac location on the outskirts of the popular market town of North Walsham.



Description

Situated in a cul-de-sac location built by Barratt Homes, this Semi-Detached House would make an ideal young family home or investment purchase on the outskirts of North Walsham.

The property offers spacious accommodation comprising Entrance Hall, Lounge, Kitchen and Wet Room on the ground floor. On the first floor, you will find 2 generous double Bedrooms. Externally, the property benefits from a secluded & calm mature rear garden, detached Garage with electric up and over door and driveway parking. The property benefits from cavity wall insulation and a partially boarded loft space with loft insulation.

Several of the neighbouring properties have installed En-suite facilities and this could be investigated further to create a second Bathroom on the first floor, if desired (STPP). Viewing is essential to fully appreciate this lovely home!

Entrance Hall

Door to side aspect open into Entrance Hall with laminate flooring, telephone point, radiator & stairs to first floor.

Lounge

14' 7" x 10' 1" (4.45m x 3.07m)
Gas fire, dado rail, TV point, carpeted flooring, radiator & rear aspect double glazed window.

Kitchen / Diner

12' x 8' 4" (3.66m x 2.54m)
Fitted range of wall & base units, work surface over with tiled splash back & stainless steel sink and drainer. Space for cooker with hood over, space for fridge/freezer, plumbing for washing machine and gas central heating boiler. Laminate flooring & front aspect double glazed window.

Wet Room

Part-tiled room with suite comprising WC, wash basin & shower. Radiator & front aspect double glazed window.

Bedroom One

14' 5" x 9' 1" (4.39m x 2.77m)
Airing cupboard with water tank, carpeted flooring, radiator & front aspect double glazed window.

Bedroom Two

14' 7" x 10' 4" (4.45m x 3.15m)
Carpeted flooring, radiator & rear aspect double glazed window.

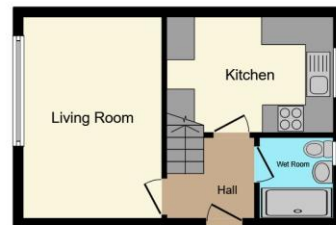
Detached Garage

Detached garage with a recent new roof.

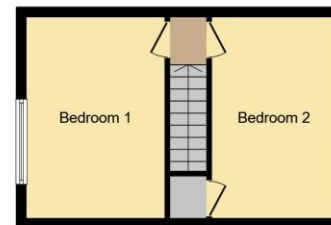
Exterior

At the front of the property there is a lawn, bushes and low wall with driveway parking to the side.

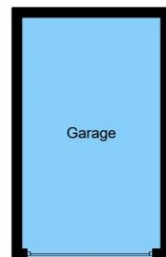
At the rear of the property there is a detached Garage (measuring 15'7" x 9'), with electric up & over door, power and lighting, as well as a mature rear garden with lawn, patio and hedging.



Ground Floor



First Floor



Garage


william h brown

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



view this property online williamhbrown.co.uk/Property/NWM108845



welcome to

Ellinor Road, North Walsham

- NO ONWARD CHAIN
- 2 Double Bedrooms
- Wet Room
- Detached Garage
- Cul-de-Sac Location

Tenure: Freehold EPC Rating: C

£220,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NWM108845



Property Ref:
NWM108845 - 0004

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.

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