



Ellinor Road, North Walsham NR28 9AG

welcome to

Ellinor Road, North Walsham

This well-presented two 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 and would make an ideal investment property or first time buy!



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.

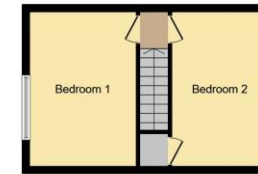
Exterior

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


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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



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Ellinor Road, North Walsham

- NO ONWARD CHAIN!
- Two Double Bedrooms
- Deceptively Large Garden
- Wet Room
- Detached Garage

Tenure: Freehold EPC Rating: C

offers over

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NWM108845 - 0008

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