









# welcome to

# **Morrison Close, North Walsham**

This immaculately presented 3 Bed, detached Bungalow with Garage, driveway and landscaped gardens is situated within walking distance of North Walsham town centre which offers a range of amenities to include shops, restaurants, and transport links to Norwich City Centre & the North Norfolk Coast.













#### **Description**

Tucked away in the corner of a cul-de-sac and within walking distance of North Walsham's town centre, public transport links and shops, doctors and pharmacies this detached Bungalow would make an ideal family home or retirement bungalow.

The property offers accommodation comprising Entrance Porch, Entrance Hall, Lounge/Diner with electric fire, Kitchen. Garden Room, 3 Bedrooms (1 with En-Suite Cloakroom) and Shower Room. This property has been lovingly maintained and improved by the current owners including having been recently re-roofed, electrical upgrades and water softener. Externally the property offers ample off-road driveway parking, Garage with power & lighting and a rear landscaped wrap-around garden with patio, mature shrubs & bushes and brick-built Workshop.

#### **Entrance Porch**

Front door opens into porch with tiled floor, side aspect double glazed window & door into hall.

#### **Entrance Hall**

Coat cupboard, airing cupboard with tank, wood flooring, radiator & front aspect double glazed window.

### **Lounge / Diner**

22' 4" max x 16' 9" max (6.81m max x 5.11m max) Electric fire, TV & telephone points, wood flooring, radiator and double-glazed windows to front & side aspect.

#### Kitchen

12' x 8' 11" (3.66m x 2.72m)

Fitted with a range of wall & base units, work surface over with 1 1/2 bowl stainless steel sink with water softener and drainer and tiled splash back. Eye level oven, electric hob with cooker hood over and integrated fridge/freezer & washing machine. Telephone point.

#### **Garden Room**

19' 6" x 10' 7" (5.94m x 3.23m)

Brick base with uPVC double glazed windows, wood flooring, TV point, wall lights & radiator.

#### **Bedroom One**

16' 9" max x 9' 10" max (5.11m max x 3.00m max) Built-in wardrobe, carpeted flooring, radiator & front aspect double glazed window.

#### **Bedroom Two**

12' 10" x 8' 10" (3.91m x 2.69m)

Fitted wardrobe, TV point, carpeted flooring, radiator & rear aspect double glazed window. Door to Ensuite Cloakroom.

#### **En-Suite Cloakroom**

Suite comprising WC wash basin, extractor fan & carpeted flooring.



#### **Bedroom Three**

10' 6" x 7' 8" (3.20m x 2.34m)

Wood flooring, radiator & front aspect double glazed window.

#### **Shower Room**

Fully tiled suite comprising WC, wash basin and shower cubicle with Aqualisa shower. Extractor fan, shaver point, radiator & rear aspect double glazed window.

#### Exterior

At the front of the property is a brick weave driveway, offering parking for several vehicles alongside a low maintenance garden with shingle, patio and perimeter fencing.

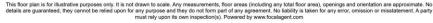
At the rear of the property is a landscaped garden wrapping around all sides with patio areas, mature shrubs and bushes, potting shed, several water butts and gazebo covered seating area. The property further benefits from a brick-built Workshop measuring 11'7" x 7'1" with power and lighting.

#### Garage

19' 7" x 9' 7" (5.97m x 2.92m)

Up and over garage door, gas central heating boiler, plumbing for washing machine, power, lighting, sink, double glazed door and window to rear aspect.







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## **Morrison Close, North Walsham**

- Detached Bungalow
- 3 Bedrooms 1 with En-Suite Cloakroom
- Lounge/Diner, Kitchen & Garden Room
- Landscaped Gardens
- Garage & Off-Road Driveway Parking
- Cul-de-Sac Location
- Walking Distance to Town Centre

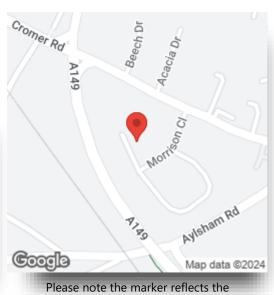
Tenure: Freehold EPC Rating: Awaited

# £400,000







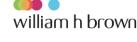


postcode not the actual property

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Property Ref: NWM108977 - 0003 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 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.





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