



**Duncan Way, North Walsham, NR28 0FT**

**welcome to**

**Duncan Way, North Walsham**

This well-presented 'Clayton Corner' style, Three Bedroom House with Garage and driveway parking, would make an ideal family home and is located on a popular Persimmon Homes development on the outskirts of North Walsham.



## Description

Built in 2018 by Persimmon Homes, this 3 Bedroom property would make an ideal home for a family, within walking distance of North Walsham train station, town centre and public transport links.

The property offers accommodation comprising Entrance Hall, Lounge with patio doors into garden, Kitchen/Diner, Utility Area and Cloakroom on the ground floor. On the first floor, you will find a spacious Main Bedroom with En-suite Shower Room, Two further Bedrooms and a Family Bathroom. Externally, the property benefits from a detached Garage, two parking spaces and a low maintenance rear garden.

## Entrance Hall

Door to the front aspect, stairs leading to the first floor, radiator and tiled flooring.

## Kitchen/ Diner

18' 5" x 12' 4" (5.61m x 3.76m)

Fitted kitchen with range of wall and base units with work surfaces over, electric oven with hob and cooker hood, one and a half sized stainless steel sink drainer, space for fridge/ freezer, plumbing for dishwasher, gas central heating boiler, storage cupboard, tiled flooring, tiled splash back, radiator and double-glazed windows to the front and side aspects.

## Utility Room

6' 2" x 5' 2" (1.88m x 1.57m)

Plumbing and space for washing machine with work surface over, radiator and tiled flooring.

## Cloakroom

Suite comprising WC, wash hand basin, extractor fan and tiled flooring.

## Living Room

18' 5" x 10' 2" (5.61m x 3.10m)

Double glazed window to the front aspect, double glazed patio doors to the side aspect, radiator and laminate flooring.

## First Floor Landing

Access to loft space, storage cupboard, radiator and carpeted flooring. Doors to Bedrooms & Bathroom.

## Bedroom One

18' 5" Max x 10' 5" Max (5.61m Max x 3.17m Max)

Double glazed windows to the front and side aspects, radiator and carpeted flooring. Door to En-suite.

## En-Suite

Suite comprising shower cubicle with rainfall shower, WC, wash hand basin, extractor fan, part tiled walls, vinyl flooring and double-glazed window to the front aspect.

## Bedroom Two

10' 5" x 8' 5" (3.17m x 2.57m)

Double glazed windows to the front and side aspects, radiator and carpeted flooring.

## Bedroom Three

9' 2" x 7' 8" (2.79m x 2.34m)

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

## Family Bathroom

Suite comprising WC, wash hand basin, bath, extractor fan, vinyl flooring and a double-glazed window to the front aspect.

## Exterior

To the front of the property is a low walled and gated front garden space, with shrubs and path to the front door.

The rear of the property boasts a fully enclosed garden mainly laid to lawn with a greenhouse, garden shed, covered decking area, pond and shrubs. The property offers two parking spaces to the front and a detached Garage with up and over door.



**view this property online** [williamhbrown.co.uk/Property/NWM108968](http://williamhbrown.co.uk/Property/NWM108968)



welcome to

## Duncan Way, North Walsham

- Built in 2018 by Persimmon Homes
- Garage and Parking
- Main Bedroom with En-Suite Shower Room
- Kitchen/ Diner
- Lounge with Patio Doors into Rear Garden

Tenure: Freehold EPC Rating: B

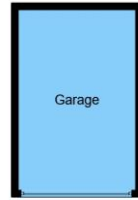
# £300,000



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



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/NWM108968](http://williamhbrown.co.uk/Property/NWM108968)



Property Ref:  
NWM108968 - 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 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](http://williamhbrown.co.uk)