



**Ambiani, Church Road, Felmingham, North Walsham, NR28 0LQ**



**welcome to**

**Ambiani, Church Road, Felmingham, North Walsham**

**\*\*OPEN HOUSE LAUNCH 11TH-12TH MAY\*\*** This well-presented, three Bedroom detached house with double Garage, brick weave driveway and enclosed rear garden, would make an ideal family home in a North Norfolk village location!



## Description

Situated in the village of Felmingham, which offers easy access to the Weavers Way countryside footpath, historic Church and village Post Office and is approximately halfway between the popular market towns of North Walsham and Aylsham, this individually built Detached House would make an ideal family home.

The property offers accommodation comprising open porchway leading into Entrance Hall, dual aspect Living Room, Kitchen/Diner, Utility Room and Cloakroom on the ground floor. On the first floor, you will find three good sized Bedrooms and a Shower Room.

Externally, the property boasts a double Garage with electric roller doors, brick weave driveway for parking and an enclosed rear garden mainly laid to lawn. This property was built in 1996 to an individual design and has been lovingly maintained by the current owners. Felmingham offers easy access to the Weavers Way countryside footpath, historic Church and village Post Office.

## Open Porch

With canopy roof & front door into Entrance Hall.

## Entrance Hall

Front door opens into hall with stairs to first floor with under stair storage, wall mounted radiator & double glazed window. Doors open to Cloakroom, Living Room & Kitchen.

## Cloakroom

With WC, carpeted flooring & double glazed window.

## Living Room

19' 1" x 11' 4" (5.82m x 3.45m)

Double aspect room with wood burner to fireplace, TV & telephone points, carpeted flooring, radiator, front aspect double glazed window & sliding doors to rear garden.

## Kitchen

16' 6" x 12' 1" (5.03m x 3.68m)

Fitted with a range of wall & base units, work surface over with stainless steel 1 1/2 bowl sink & drainer unit. Electric oven & electric hob with cooker hood over, built-in fridge, plumbing & space for dishwasher and island counter. TV point, spotlights, carpeted flooring, radiator, rear & side aspect double glazed windows & patio doors to rear garden. Door to hallway, which leads to utility room and double doors to side of the property.

## Utility Room

6' 5" x 5' 2" (1.96m x 1.57m)

Plumbing & space for washing machine, tumble dryer & fridge/freezer, carpeted flooring & side aspect double glazed window.

## First Floor Landing

Airing cupboard housing water tank, loft access & carpeted flooring. Doors to Bedrooms & Shower Room.

## Bedroom One

12' 1" x 8' 10" (3.68m x 2.69m)

Cupboard, carpeted flooring, radiator and rear aspect double glazed window.

## Bedroom Two

11' 9" x 8' 10" (3.58m x 2.69m)

Carpeted flooring, radiator & rear aspect double glazed window.

## Bedroom Three

9' 3" x 8' 1" (2.82m x 2.46m)

Carpeted flooring, radiator & front aspect double glazed window.

## Shower Room

Suite comprising WC, wash basin & shower cubicle with electric shower. Extractor fan, vinyl flooring, radiator & front aspect double glazed window.

## Exterior

At the front of the property is a brick weave driveway leading to a double Garage (measuring 17'5" x 16'), with electric roller doors, power, lighting and loft storage.

At the rear of the property there is an enclosed garden mainly laid to lawn with shrubs, rose bushes, flowers and seating areas.



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](http://www.focalagent.com)



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Awaiting Photograph

## Ambiani, Church Road, Felmingham, North Walsham

- Double Garage
- West Facing Garden
- Utility Room
- Brick Weave Driveway
- Council Tax Band: D
- Easy Access to Aylsham and North Walsham

Tenure: Freehold EPC Rating: E

offers in the region of

**£400,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NWM109002 - 0003

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