



Hamilton Close, North Walsham, NR28 0AQ

welcome to

Hamilton Close, North Walsham

This three-bedroom semi-detached house with garage, driveway parking and low maintenance rear garden is situated within walking distance of North Walsham town centre, marketplace and public transport links and would make an ideal young family home!



Description

Situated in a cul-de-sac location in North Walsham town centre, this semi-detached house would make an ideal young family home and is being sold with NO ONWARD CHAIN!

The property offers accommodation comprising Entrance Hall, Kitchen, Cloakroom and Lounge with patio doors into the garden on the ground floor. On the first floor, you will find three good sized Bedrooms and a Family Bathroom.

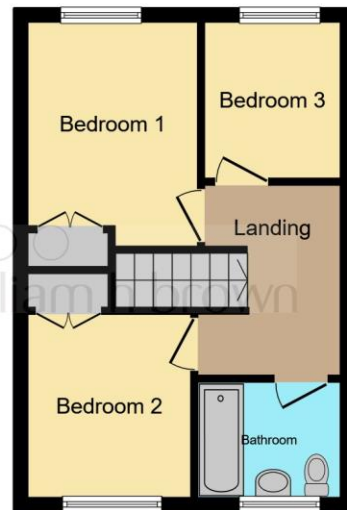
Externally, the property boasts a single Garage and driveway parking to the side and at the rear there is a Southwest facing, low maintenance garden with shingle, patio, shrubs, plants and metal storage shed. The property has been recently redecorated, cleaned and boiler serviced before marketing, but would benefit from cosmetic modernisation.

Entrance Hall

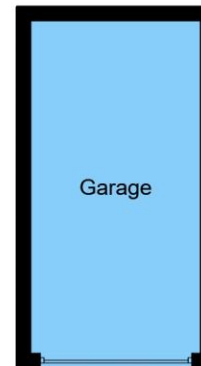
Door to front aspect, 2021 fitted electrical consumer unit, radiator, telephone point, stairs to first floor and carpeted flooring.



Ground Floor



First Floor



Garage

Kitchen

9' x 8' 10" (2.74m x 2.69m)

Fitted kitchen with range of wall and base units with work surfaces over, electric cooker point, stainless steel sink drainer, space for under counter fridge freezer, pantry, breakfast bar, plumbing for washing machine, gas central heating boiler, double glazed window to front aspect, radiator and vinyl flooring.

Cloakroom

WC, wash hand basin, extractor fan and vinyl flooring.

Lounge

15' 4" x 10' 11" (4.67m x 3.33m)

Double glazed window and patio doors to rear aspect, radiator, gas point for gas fireplace and carpeted flooring.

First Floor Landing

Access to partially boarded loft space with pull down ladder, radiator and carpeted flooring.

Bedroom One

11' 1" x 8' 5" (3.38m x 2.57m)

Double glazed window to rear aspect, built in wardrobes, radiator and carpeted flooring.

Bedroom Two

9' x 7' 1" (2.74m x 2.16m)

Double glazed window to front aspect, airing cupboard housing water tank, radiator and carpeted flooring.

Bedroom Three

7' 9" x 6' 6" (2.36m x 1.98m)

Double glazed window to rear aspect, radiator and carpeted flooring.

Family Bathroom

Suite comprising bath with shower over, WC, wash hand basin, double glazed window to front aspect, radiator, part tiled walls and vinyl flooring.

Exterior

At the side of the property is a single garage with up and over door with parking in front for one vehicle. At the rear of the property is a Southwest facing, low maintenance garden with patio, shingle, mature bushes and shrubs, metal storage shed and gate to front.

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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welcome to

Hamilton Close, North Walsham

- GUIDE PRICE £240,000 - £250,000
- No Onward Chain
- Garage & Driveway Parking
- Recently Redecorated and Cleaned
- Council Tax Band: B
- Cul-De-Sac Location
- Southwest Facing Garden
- Walking Distance to Town Centre

Tenure: Freehold EPC Rating: C

guide price

£240,000-£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NWM106968 - 0003

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