



**Debenne Road, North Walsham, NR28 0LZ**

**welcome to**

**Debenne Road, North Walsham**

This well-presented two Bedroom, Semi-Detached Bungalow with ample driveway parking occupies a private, corner plot at the end of a cul-de-sac and would make an ideal home for someone desiring one-level living, within walking distance of North Walsham town centre!



## Description

Situated at the end of a cul-de-sac in the market town of North Walsham which offers a range of amenities, restaurants, shops & transport links, this Semi-Detached Bungalow would make an ideal home for someone downsizing or desiring modern, one-level living with a private, secluded rear garden and ample driveway parking,

The property offers accommodation comprising Entrance Hall, Living Room with electric fire, Kitchen, Two double Bedrooms and a Bathroom. The property has also been extended at the rear with a spacious Conservatory, currently used as a Dining Room. Externally, the property benefits from lovingly maintained front and rear gardens, ample driveway parking and backs onto a woodland area.

## Entrance Hall

Front door opens into hall with carpeted flooring, cupboard, radiator & loft access, which is part boarded and houses the gas central heating boiler (which is 5 years old). Doors to Bedrooms, Living Room & Bathroom.

## Bedroom One

11' 5" x 9' 3" (3.48m x 2.82m)  
Carpeted flooring, radiator & front aspect double glazed bay window.

## Bedroom Two

11' 5" x 8' 9" (3.48m x 2.67m)  
Carpeted flooring, radiator & front aspect double glazed window.

## Bathroom

Part-tiled suite comprising WC, wash basin & bath with shower over. Tiled floor, radiator, towel rail & side aspect double glazed window.

## Living Room

18' 1" max x 11' 2" (5.51m max x 3.40m)  
Electric fire, TV & telephone points, carpeted flooring & radiator. Door to Kitchen and sliding doors to Conservatory.

## Kitchen

8' 9" x 8' 9" (2.67m x 2.67m)  
Fitted with a range of wall & base units, work surface over with tiled splash back and 1 1/2 bowl stainless steel sink & drainer. Electric oven, gas hob with cooker hood over, space for fridge/freezer & plumbing for washing machine. Built-in cupboard, vinyl flooring & double glazed window into Conservatory.

## Conservatory

17' 10" x 9' 7" (5.44m x 2.92m)  
Brick base with double glazed windows to side & rear aspect, carpeted flooring & double doors to outside.

## Exterior

To the front of the property is a well-maintained garden with a range of plants & shrubs, a shingle & paved driveway which provides ample off-road parking and a gate opening to the rear garden.

To the rear is a patio area, raised deck with artificial grass and is planted with a range of flowers & shrubs. There is also a gate to the rear.



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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## Debenne Road, North Walsham

- Private Corner Plot Position
- Ample Driveway Parking
- Conservatory
- Two Double Bedrooms
- Council Tax Band: A
- Ideal Retirement Bungalow

Tenure: Freehold EPC Rating: D

# £230,000



Please note the marker reflects the postcode not the actual property

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