









# welcome to

# **Skeyton Road, North Walsham**

This Two Bedroom Detached Bungalow with ample driveway parking, occupies a generous plot in the popular market town of North Walsham and would make an ideal home for someone desiring one level living.













### **Description**

Situated on a generous plot with front and rear gardens, ample driveway parking, potential for modernisation and extension this Detached Bungalow is being sold with NO ONWARD CHAIN!

The property offers accommodation comprising side Entrance Porch, Entrance Hall, Lounge, Dining Room, Kitchen, Conservatory, two double Bedrooms and a Bathroom.

Within walking distance of the property is Weavers Way public footpath, local shop, leisure centre and train station making this bungalow an ideal home for someone downsizing, retiring or looking for a development project in a popular market town!

#### **Side Entrance Porch**

Entrance door and door into Kitchen, space for fridge freezer, timber base and uPVC windows.

#### **Front Entrance Porch**

Brick base porch with uPVC windows and doors with carpeted flooring.

### Lounge

14' 9" x 11' 10" (4.50m x 3.61m)

Double glazed window to front aspect, television point, radiator and carpeted flooring.

# **Dining Room**

11' 1" x 10' 5" (3.38m x 3.17m)

Double glazed window to side aspect, gas fire with back boiler, airing cupboard housing water tank, television point, radiator and carpeted flooring.

#### Kitchen

10' 2" x 8' (3.10m x 2.44m)

Fitted kitchen with range of wall and base units with work surfaces over, electric cooker point, plumbing for washing machine, one and a half sized stainless steel sink drainer, tiled splash backs, radiator, double glazed window to rear aspect and vinyl flooring.

## Conservatory

12' 10" x 8' 7" (3.91m x 2.62m)

Brick base conservatory with uPVC windows with patio doors opening up into the garden.



### **Bedroom One**

11' 11" x 10' 11" (3.63m x 3.33m)

Double glazed window to front aspect, fitted wardrobe, radiator and carpeted flooring.

#### **Bedroom Two**

11' 11" x 10' 11" (3.63m x 3.33m)

Double glazed door into Conservatory, fitted wardrobe, radiator and carpeted flooring.

### **Wet Room**

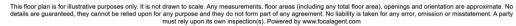
Wet room comprising electric shower, WC, wash hand basin, part tiled walls, towel rail, double glazed window to rear aspect and vinyl flooring.

#### **Exterior**

At the front of the property is a landscaped area with shrubs & trees and ample driveway parking down the side.

At the rear of the property is a hard landscaped garden with patio, low wall, hedging, shrubs, trees and a concrete pad which formerly supported a datached garage.







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# **Skeyton Road, North Walsham**

- Two Double Bedrooms
- Ample Driveway Parking
- Generous Plot
- Potential for Extension and Modernisation
- Council Tax Band: C

Tenure: Freehold EPC Rating: E

£240,000









Please note the marker reflects the postcode not the actual property

# view this property online williamhbrown.co.uk/Property/NWM109043



Property Ref: NWM109043 - 0005 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.





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