









## welcome to

# Wilkinson Way, North Walsham

This well-presented Four Bedroom, Detached Chalet Bungalow with detached Garage, driveway and good sized garden is situated in a desirable culde-sac location in North Walsham.

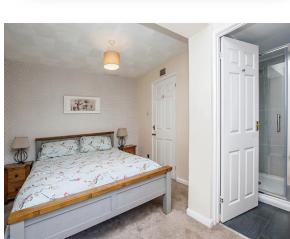












#### **Description**

Situated in a desirable position in the popular market town of North Walsham, this spacious Detached Chalet Bungalow would make an ideal family home or retirement bungalow!

The property offers accommodation comprising of Entrance Hall, Lounge, Dining Room, Kitchen, Garden Room, Bedroom Three with En-Suite Shower Room and Bedroom Four on the Ground Floor. On the First Floor, you will find two double Bedrooms and a family Bathroom. Externally, the property has good sized gardens to both front and rear aspects, detached garage and driveway parking.

#### **Entrance Hall**

Double glazed door to the front aspect and windows to the front and side aspects, cupboard housing gas central heating boiler and tiled flooring.

## Lounge

19' 2" x 13' 4" (5.84m x 4.06m)

Double glazed window to the side and front aspects, gas fire, telephone point, television point, spotlights, double doors into Dining Room and wooden flooring.

## **Dining Room**

12' 5" x 10' 8" (3.78m x 3.25m)

Double glazed window to the side aspect, stairs to the first floor and wooden flooring.

#### Kitchen

10' 10" x 9' 3" (3.30m x 2.82m)

Double glazed window to the rear aspect, fitted kitchen with range of wall and base mounted units with work surfaces over, eye level electric oven, induction hob with cooker hood above, integrated fridge/freezer, integrated washing machine, stainless steel sink/drainer, spotlights and laminate flooring.

#### **Garden Room**

9' 11" x 9' 1" (3.02m x 2.77m)

Double glazed sliding doors to the garden, window to the side aspect and tiled flooring.

#### **Bedroom Three**

13' 1" x 9' 4" (3.99m x 2.84m)

Double glazed window to the side aspect, fitted wardrobes, radiator and carpeted flooring. Door to:

#### **En-Suite Shower Room**

Double glazed window to the side aspect, suite comprising of shower cubicle with electric shower, wash hand basin, WC, electric radiator, spotlights and tiled flooring.

#### **Bedroom Four**

12' 1" x 8' 6" (3.68m x 2.59m)

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

## **First Floor Landing**

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

#### **Bedroom One**

14' x 13' 3" (4.27m x 4.04m)

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

#### **Bedroom Two**

13' 8" x 10' 1" (4.17m x 3.07m)

Double glazed window to the rear aspect, storage cupboard, fitted wardrobes and carpeted flooring.

#### **Bathroom**

Double glazed window to the side aspect, suite comprising of P-shaped bath with electric shower over, wash hand basin, WC, shaver point and tiled flooring.

#### **Exterior**

To the front of the property is a garden laid with lawn and hedging, driveway parking leading to a detached garage with up and over door.

To the rear of the property is a good sized garden enclosed by fencing and laid with lawn, shrubs and brick weave patio with two garden sheds and outside tap.





## welcome to

# Wilkinson Way, North Walsham

- **Detached Chalet Bungalow**
- Newly Fitted Central Heating Boiler in 2022
- Spacious Lounge & Dining Area
- Ground Floor Bedroom with En-Suite
- Good Sized Front & Rear Gardens
- Detached Garage & Driveway Parking
- Cul-de-Sac Location & Walking Distance to Town Centre

Tenure: Freehold EPC Rating: E

£375,000





Garage

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections

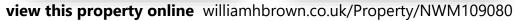








Please note the marker reflects the postcode not the actual property





Property Ref: NWM109080 - 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 quidance 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.





01692 402861



NorthWalsham@williamhbrown.co.uk



16 Market Street, NORTH WALSHAM, Norfolk, **NR28 9BZ** 



williamhbrown.co.uk

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.