









welcome to

Currie Close, North Walsham

This stunning and stylish four bedroom link-detached family home with garage, off road parking for four vehicles and enclosed rear garden is situated on the outskirts of the popular market town of North Walsham!













Entrance Hall

Entrance door, double glazed window to side aspect, radiator, under stairs cupboard and tiled flooring

Living Room

12' 11" x 11' 4" (3.94m x 3.45m)

Double glazed window to front aspect, fitted media unit, electric fireplace, radiator and carpeted flooring

Kitchen / Diner

18' 1" x 9' 4" (5.51m x 2.84m)

Fitted kitchen with range of wall and base units with work surfaces over, range style cooker with cooker hood above, one and a half sized sink drainer, breakfast bar, spot lights, double glazed window to rear aspect, patio doors into Garden, radiator, television point and tiled flooring

Utility Room

Upgraded utility room with plumbing for washing machine with space for tumble dryer on top, gas central heating boiler, space for fridge freezer, door to side aspect and vinyl flooring

First Floor Landing

Double glazed window to side aspect, storage cupboard, stairs to second floor and carpeted flooring

Bedroom Two

11' 11" x 10' 8" (3.63m x 3.25m)

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

En Suite Shower Room

Suite comprising shower cubicle, WC, wash hand basin, part tiled walls, double glazed window to front aspect, radiator, extractor fan and tiled flooring

Bedroom Three

9' 6" x 9' 6" (2.90m x 2.90m)

Double glazed window to rear aspect, fitted blinds, radiator and carpeted flooring

Bedroom Four

9' 6" x 8' 3" (2.90m x 2.51m)

Double glazed window to rear aspect, radiator and carpeted flooring

Family Bathroom

Suite comprising bath, wash hand basin, WC, extractor fan, radiator, part tiled walls, double glazed window to side aspect and laminated flooring

Second Floor Master Bedroom

15' 8" x 11' 4" into Fitted Wardrobe (4.78m x 3.45m into Fitted Wardrobe)

Double glazed skylight windows to front and rear aspects, bespoke fitted wardrobes, large storage cupboard, radiator and carpeted flooring. Door to:

En Suite Shower Room

Upgraded suite comprising shower cubicle, shower lights with inset shelves, extractor fan, WC, wash hand basin, towel rail, double glazed skylight window to rear aspect and tiled flooring

Exterior

At the front of the property is driveway for parking and a gravelled area offering additional parking for further vehicles. The garage has an electric roller door, power and lighting. At the rear of the property is a low maintenance garden mainly laid to lawn, wooden gazebo, patio seating area, fencing, gate to front aspect, outside tap and power supply.



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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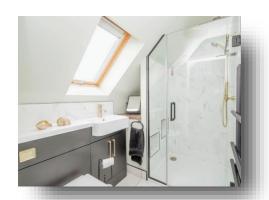
Currie Close, North Walsham

- Stylish & Modern Family Home
- Garage & Driveway Parking
- Family Garden with Wooden Gazebo
- Two En Suites & Family Bathroom
- Council Tax Band: D

Tenure: Freehold EPC Rating: B

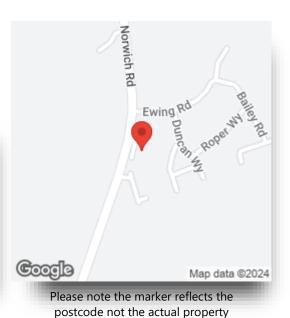
offers in the region of

£375,000









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Property Ref: NWM108846 - 0004 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 buyers 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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