



**Church Close, Trunch, North Walsham, NR28 0PT**

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**Church Close, Trunch, North Walsham**

Situated in a tucked away cul-de-sac location, this well-presented Two/Three Bedroom detached Bungalow with Garage, driveway and landscaped front and rear gardens would make an ideal home for someone desiring one level living in a North Norfolk village location.



## Description

This well-presented, detached Bungalow offers accommodation comprising Entrance Porch, Entrance Hall, Lounge, Kitchen/Diner, Conservatory, Bedroom Three/Dining Room, two good sized Bedrooms and Shower Room.

Externally, the property benefits from a single Garage, gravel driveway offering parking for several vehicles and landscaped front and rear gardens.

The property is located in a cul-de-sac location in the historic North Norfolk village of Trunch and within short commuting distance of North Walsham town and the North Norfolk coast. This property would be ideally suited to someone downsizing or retiring and wanting a peaceful living in a tucked away location.

## Entrance Porch

uPVC, tiled flooring and door into hallway.

## Entrance Hall

Door opens from porch into hallway with telephone point, radiator & carpeted flooring.

## Lounge

15' 5" x 11' 3" (4.70m x 3.43m)

Wood burner, TV point, carpeted flooring, radiator and double glazed windows to front & side aspect.

## Bedroom Three / Dining Room

9' 10" x 8' 11" (3.00m x 2.72m)

Carpeted flooring, radiator & patio doors into Conservatory.

## Conservatory

9' 3" x 5' (2.82m x 1.52m)

uPVC windows & carpeted flooring.

## Kitchen / Diner

15' 8" x 12' 5" (4.78m x 3.78m)

Fitted with a range of wall & base units, work surfaces over with stainless steel sink & drainer unit. Electric oven, electric hob with cooker hood over, plumbing for both dishwasher and washing machine and space for fridge/freezer. Access to boarded loft which houses gas central heating boiler, TV point, vinyl flooring, radiator, double glazed window & door to side aspect.

## Bedroom One

10' 6" x 9' 10" (3.20m x 3.00m)

Built-in wardrobe, carpeted flooring, TV point, radiator & front aspect double glazed window.

## Bedroom Two

9' 10" x 8' 2" (3.00m x 2.49m)

Carpeted flooring, radiator & side aspect double glazed window.

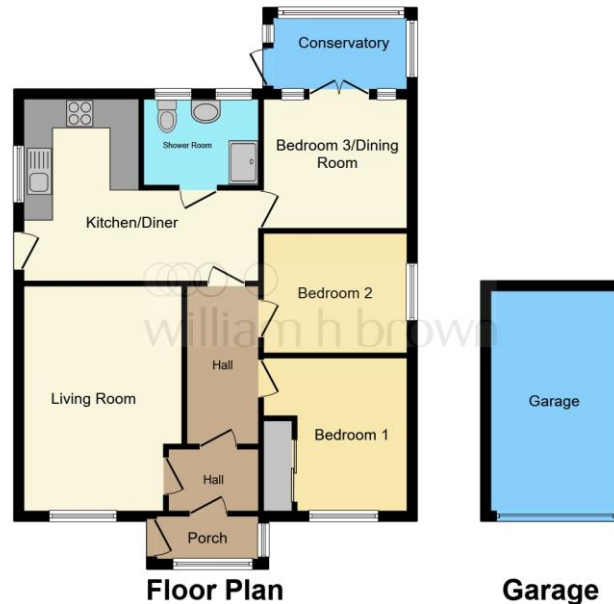
## Shower Room

Part-tiled suite comprising WC, wash basin and shower cubicle with electric shower. Vinyl flooring, heated towel rail and rear aspect double glazed window.

## Exterior

At the front of the property is a well-maintained front lawn, shrubs, flowers and bushes. The gravel driveway offers parking for several vehicles and leads to a single Garage with up and over door, rear entrance door, power and lighting.

At the rear of the property, you will find a southwest facing garden laid with artificial grass, patio, two garden sheds with power supply, shrubs, flowers, pond and gate to front aspect.



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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## Church Close, Trunch, North Walsham

- South West Facing Garden
- Dining Room / Bedroom Three
- Boarded Loft Space
- Garage & Driveway Parking
- Cul-De-Sac Location
- Short Commuting Distance to North Walsham & North Norfolk Coast

Tenure: Freehold EPC Rating: Awaited

offers over

**£300,000**



Please note the marker reflects the postcode not the actual property

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