



**Recreation Road, North Walsham NR28 0ES**



**welcome to**

**Recreation Road, North Walsham**

This larger than average three bedroom semi-detached, former Police House with driveway parking and timber garage is situated in a corner plot position in the popular market town of North Walsham!



**Occupying an envious corner plot with ample driveway parking, good sized garden and timber garage, this semi-detached house needs to be viewed to be fully appreciated! The property offers accommodation comprising entrance porch leading to entrance hall, lounge, kitchen, dining room, utility room and cloakroom on the ground floor. On the first floor, you will find three good sized bedrooms and shower room. Externally, the property benefits from a good sized rear garden, large summer house/studio, driveway parking and timber garage. Call now to avoid disappointment!**

### Entrance Porch

Double glazed door to the front aspect, double glazed windows to the front and side aspects, coat cupboard, tiled flooring.

### Entrance Hall

Stairs to the first floor, under stairs cupboard and tiled flooring.

### Cloakroom

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

### Lounge

14' 4" x 11' ( 4.37m x 3.35m )  
Double glazed window to the front and rear aspects, tv and telephone points, electric fire, picture rails, radiator and carpeted flooring.

### Dining Room

10' 5" x 10' 1" ( 3.17m x 3.07m )  
Double glazed window to the front aspect, radiator and tiled flooring.

### Kitchen

11' 4" x 9' 8" ( 3.45m x 2.95m )  
Fitted kitchen with range of wall and floor units with work surfaces over, eye level oven and gas hob with cooker hood over, one and a half stainless steel sink drainer, tiled splashbacks, pantry, wall mounted

radiator, bin store, understairs cupboard, double glazed window to the rear aspect and tiled flooring.

### Utility Room

9' 1" x 5' 8" ( 2.77m x 1.73m )  
Space for tumble dryer, plumbing for washing machine, double glazed window to the side aspect, extractor fan, stainless steel sink drainer, tiled splashbacks and tiled flooring.

### Landing

Airing cupboard with Viessman gas central heating boiler (2021), access to the loft, double glazed windows to the front and rear aspects and carpeted flooring.

### Bedroom One

14' 1" x 11' 1" ( 4.29m x 3.38m )  
Double glazed window to the front and rear aspect, tv point, picture rails, large cupboard, radiator and carpeted flooring.

### Bedroom Two

13' 7" x 8' 10" ( 4.14m x 2.69m )  
Double glazed window to the front aspect, radiator and carpeted flooring.

### Bedroom Three

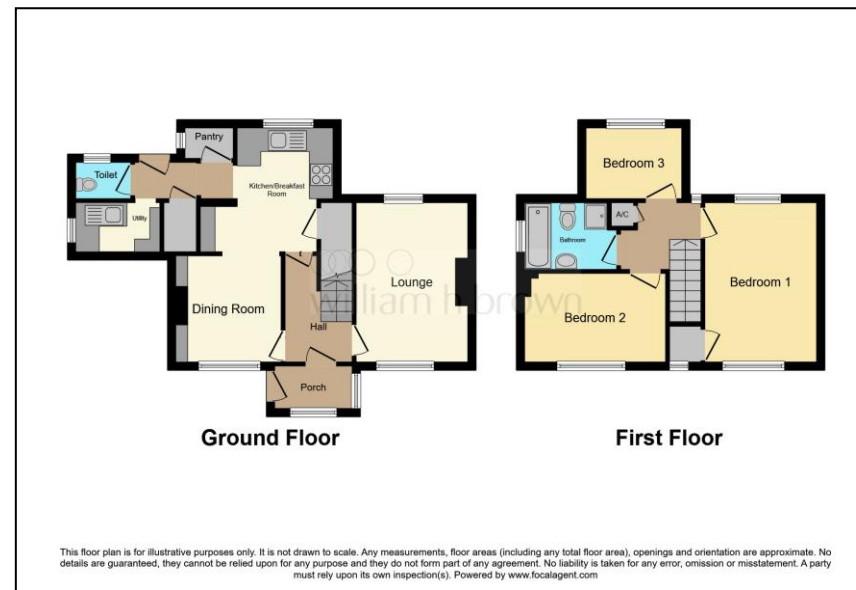
9' 6" x 7' 5" ( 2.90m x 2.26m )  
Double glazed window to the rear aspect, picture rails, radiator and carpeted flooring.

### Bathroom

Suite comprising bath, shower cubicle, wash hand basin and WC, double glazed window to the side aspect, fully tiled walls, radiator and vinyl flooring.

### Exterior

At the front of the property is mature hedging and a gravel driveway offering parking for several vehicles leading to a timber garage with double doors, power and lighting. At the rear of the property is a good sized garden with lawn, patio, garden shed with power, shrubs, bushes and gate to side. The summer house/studio is an excellent space for leisure or business with Wifi connection, power and carpeted flooring



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## Recreation Road, North Walsham

- Former Police House
- Two Reception Rooms
- Ample Driveway Parking
- Timber Garage
- Corner Plot Position

Tenure: Freehold EPC Rating: Awaited

# £290,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NWM109121 - 0004

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