



Fenn Close, North Walsham NR28 0FA

welcome to

Fenn Close, North Walsham

****GUIDE PRICE £425,000 - £450,000**** This immaculately maintained four bedroom executive detached house with garage, driveway and low maintenance garden would make an ideal family home within walking distance of North Walsham train station, schools and town centre!



Built in 2016 by Hopkins Homes, this 'Rosemary Style' property lies in a tucked away location within the Mulberry Grove development and would make an ideal family home. The property offers accommodation comprising entrance hall, lounge, dining room, kitchen, utility room and cloakroom on the ground floor. On the first floor, you will find a master bedroom with en suite shower room, three further good sized bedrooms and a family bathroom. Externally, the property boasts ample off road parking, single garage and low maintenance rear garden which is ideal for children or entertaining guests. Viewing is essential to fully appreciate this fabulous family home!

Entrance Hall

Door to the front aspect, double glazed window to the side aspect, stairs to the first floor, under stairs cupboard, radiator and carpeted flooring.

Lounge

17' 7" x 11' 10" (5.36m x 3.61m)

Double glazed window to the front aspect with shutters, patio doors to the rear aspect, gas fire, radiator and carpeted flooring.

Dining Room

11' x 10' 10" (3.35m x 3.30m)

Double glazed window to the front aspect with shutters, telephone and tv point, radiator and carpeted flooring.

Kitchen

13' 9" x 11' 10" (4.19m x 3.61m)

Fitted kitchen with range of wall and base units with work surfaces over, electric oven, gas hob with cooker hood above, one and a half ceramic sink drainer, tiled splashbacks, plumbing for dishwasher, space for fridge freezer, tv and telephone points, radiator and tiled flooring.

Utility Room

8' 10" x 5' 2" (2.69m x 1.57m)

Range of fitted wall and base units with work surfaces over, stainless steel sink drainer, gas central heating boiler, tiled splashbacks, plumbing for washing machine, door to the rear aspect, radiator and tiled flooring.

Cloakroom

Wash hand basin and WC, double glazed window to the side aspect, extractor fan, radiator and vinyl flooring.

First Floor Landing

Double glazed window to the front aspect, access to the loft, airing cupboard with tank, radiator and carpeted flooring.

Bedroom One

14' x 12' 1" (4.27m x 3.68m)

Double glazed window to the rear aspect with shutters, built in wardrobe, radiator and carpeted flooring.

En-Suite

Suite comprising shower cubicle, wash hand basin and WC, shaver point, extractor fan, radiator, double glazed window to the rear aspect and vinyl flooring.

Bedroom Two

11' 1" Max x 11' 1" (3.38m Max x 3.38m)

Double glazed window to the front aspect, built in wardrobe, radiator and carpeted flooring.

Bedroom Three

10' 3" x 9' 8" (3.12m x 2.95m)

Double glazed window with shutters, radiator and carpeted flooring.

Bedroom Four

8' 8" x 7' 2" (2.64m x 2.18m)

Double glazed window with shutters, radiator and carpeted flooring.

Family Bathroom

Suite comprising bath with mixer tap and shower attachment over, wash hand basin and WC, shaver point, extractor fan, part tiled walls, double glazed window to the side aspect and vinyl flooring

Exterior

At the front of the property is a driveway offering ample parking leading to a single garage with up and over door, power and lighting. At the rear of the property is a low maintenance garden laid with a mixture of artificial turf and bark with patio seating area, summer house and front access gate



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Fenn Close, North Walsham

- GUIDE PRICE £425,000 - £450,000
- Tucked Away Location
- Walking Distance to Town Centre and Train Station
- Master Bedroom with En Suite Shower Room
- Dining Room / Ground Floor Bedroom Five

Tenure: Freehold EPC Rating: B

guide price

£425,000 - £450,000



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.localagent.com



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Property Ref:
NWM108892 - 0003

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