









welcome to

Wades Way, Trunch, North Walsham

** OPEN HOUSE 7TH DECEMBER** This immaculately presented two bedroom detached bungalow with South West facing garden, garage and driveway parking would make an ideal residence for someone desiring low maintenance, modern one level living in the popular North Norfolk village of Trunch!













OFFERED FOR SALE WITH NO ONWARD CHAIN!

This Detached Bungalow is situated in the historic North Norfolk village of Trunch and benefits from a high specification fitted Kitchen, driveway leading up to a garage and a landscaped, South West facing rear garden!

The property offers accommodation comprising of Entrance Porch, Entrance Hall, dual aspect Lounge, Kitchen, two double Bedrooms and Shower Room. Externally the property offers a lawned front garden with driveway leading up to the garage with electric roller door, to the rear of the property there is a landscaped garden with an area of decking, lawn, shrubs and garden shed.

Entrance Porch

Door to the front aspect and double glazed window to the side aspect, carpeted flooring.

Entrance Hall

Access to the loft, airing cupboard and tank, gas central heating boiler (2023), door to the front aspect, radiator and vinyl flooring.

Lounge

15' 11" x 11' 11" (4.85m x 3.63m)

Double glazed windows to the front and side aspect, electric fire, telephone point, radiator and carpeted flooring.

Kitchen

13' 1" x 12' 11" (3.99m x 3.94m)

Fitted kitchen with range of wall and base units and work surfaces over, eye level oven, electric hob with cooker hood over, built in dishwasher and washing machine, built in fridge, meter cupboard, bin store, space for freezer, one and a half stainless steel sink drainer, tiled splashbacks, tv and telephone points, door to the rear aspect, double glazed window to the side and rear aspects, radiator and vinyl flooring.

Bedroom One

11' 11" x 10' 11" (3.63m x 3.33m)

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

Bedroom Two

11' 11" x 9' 2" (3.63m x 2.79m)

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

Bathroom

Suite comprising walk in shower cubicle with rainfall shower, wash hand basin and WC, towel rail, extractor fan, double glazed window to the rear aspect and vinyl flooring.

Exterior

At the front of the property is a front lawn area with outside light and pathway leading to entrance porch. The driveway and car port offer parking for vehicles leading to a single garage with electric roller door, power and lighting. At the rear of the property is a well maintained garden mainly laid to lawn with decking, shrubs, flowers, garden shed and side access gate





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 relieve the property of t





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Wades Way, Trunch North Walsham

- **OPEN DAY 7TH DECEMBER CALL TO BOOK**
- No Onward Chain
- Two Double Bedrooms
- High Specification Kitchen/Diner
- South West Facing Garden

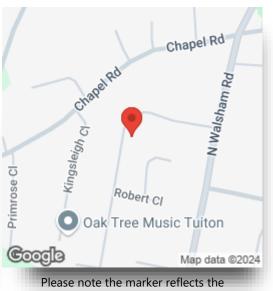
Tenure: Freehold EPC Rating: D

£315,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/NWM109128



Property Ref: NWM109128 - 0008 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.





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.