



**Wades Way, Trunch, North Walsham. NR28 0PW**

**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 rely upon its own inspection(s). Powered by www.focalagent.com



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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



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NWM109128 - 0008

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