



**Lyngate Road, North Walsham NR28 0DH**



**welcome to**

**Lyngate Road, North Walsham**

This characterful 2 bedroom cottage with good sized rear garden is situated in the popular market town of North Walsham and would make an ideal first time buy or investment property!



**This well presented cottage is situated in the market town of North Walsham and is within walking distance to the town centre and shops. The property offers accommodation comprising living room, dining room, kitchen and bathroom on the ground floor. On the first floor you will find two double bedrooms. Externally the property benefits from a good sized, well maintained rear garden, parking is readily available on street.**

### Dining Room

12' 6" x 11' 4" ( 3.81m x 3.45m )

Double glazed door and window to the front aspect, fireplace, television point, telephone point, radiator and carpeted flooring.

### Lounge

12' 6" x 9' 8" ( 3.81m x 2.95m )

Double glazed window to the rear aspect. stairs to the first floor, fireplace with electric fire, television point, radiator and carpeted flooring.

### Kitchen

9' 1" x 7' 8" ( 2.77m x 2.34m )

Fitted kitchen with range of wall and base units and work surfaces over, eye level oven, gas hob with cooker hood above, plumbing for washing machine, space for fridge freezer, stainless steel sink drainer, tiled splashbacks, tiled flooring, radiator and a double glazed window to the side aspect.

### Inner Hall

Double glazed door to the side aspect and access to loft space.

### Bathroom

Suite comprising W/C, wash hand basin, bath with shower over, fully tiled walls and floor, extractor fan and a double glazed window to the rear aspect.

## First Floor

### Bedroom One

12' 6" x 10' 2" ( 3.81m x 3.10m )

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

### Bedroom Two

10' 11" x 9' 3" ( 3.33m x 2.82m )

Double glazed window to the rear aspect, airing cupboard housing gas central heating combi boiler, radiator and carpeted flooring.

## Exterior

The front of the property has a small courtyard surrounded by a brick wall. To the rear of the property you will find a good sized, well maintained rear garden with access to the front, patio area, lawn, mature bushes, shrubs and flower beds, outside tap and hard-standing at the back of the garden for an outbuilding/ summer house/ shed.



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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## Lyngate Road, North Walsham

- VENDOR HAS FOUND!
- Character Features
- Two Reception Rooms
- Two Double Bedrooms
- Good Sized Rear Garden

Tenure: Freehold EPC Rating: D

Guide Price

**£210,000**



Please note the marker reflects the postcode not the actual property

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