



Brick Kiln Road, North Walsham, NR28 9XD

welcome to

Brick Kiln Road, North Walsham

This well-presented three bedroom semi-detached house with off road parking has been lovingly improved by the current owner and would make an ideal young family home within walking distance of North Walsham town centre!



Description

****NO ONWARD CHAIN**** Situated on the popular Brick Kiln Road and with an enclosed garden and driveway parking, this property has been significantly improved by the current owner including plastering, a 2022 fitted gas central heating boiler, built-in media unit and redecorating. The property offers accommodation comprising entrance porch leading into lounge and kitchen on the ground floor. On the first floor, you will find three good sized bedrooms and family bathroom. Viewing is essential to fully appreciate this fantastic home!

Entrance Porch

Door to the front aspect, double glazed window to the side aspect, door into the lounge, storage cupboard and laminate flooring.

Lounge

14' 11" x 14' 3" (4.55m x 4.34m)

Double glazed window to the front aspect, stairs to the first floor, electric fire, television media unit with built-in shelves, radiator and carpeted flooring.

Kitchen

15' x 10' 3" (4.57m x 3.12m)

Fitted kitchen with range of wall and base units with work surfaces over, eye level oven, gas hob with cooker hood above, space for fridge freezer, plumbing for washing machine, sink drainer, vertical radiator, spotlights, gas central heating boiler (2022), sliding doors into the garden and Karndean flooring.

First Floor Landing

Airing cupboard, access to the loft and carpeted flooring.

Bedroom One

12' 5" x 11' 9" (3.78m x 3.58m)

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

Bedroom Two

9' 4" x 7' 5" (2.84m x 2.26m)

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

Bedroom Three

7' 8" x 7' 4" (2.34m x 2.24m)

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

Bathroom

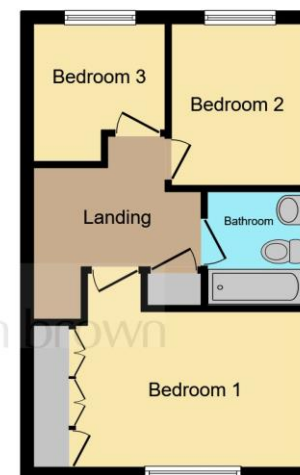
Suite comprising bath with mixer tap with rainfall shower head over, wash hand basin and WC, towel rail, double glazed window to the side aspect, part tiled walls and vinyl flooring.

Exterior

At the front of the property is hedging, shrubs and pathway to entrance porch. To the side of the property is a driveway offering parking for two vehicles with further on street parking available. At the rear of the property, there is an enclosed garden with lawn, patio, raised beds, brick weave seating area and fencing.



Ground Floor



First Floor

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



view this property online williamhbrown.co.uk/Property/NWM108966



welcome to

Brick Kiln Road, North Walsham

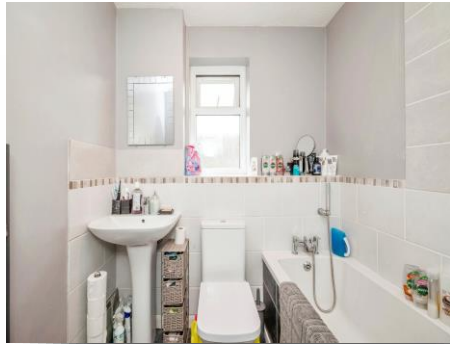
- Walking Distance to North Walsham Town Centre, Bus and Railway Stations
- Walking Distance to the Infant, Junior and High Schools
- Ideal Young Family Home
- 2022 Gas Central Heating Boiler - 12 year guarantee
- Driveway Parking
- Fixtures & Fittings by Negotiation

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers over.

£250,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/NWM108966](https://www.williamhbrown.co.uk/Property/NWM108966)



Property Ref:
NWM108966 - 0015

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 buyer's 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.

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.



william h brown



01692 402861



NorthWalsham@williamhbrown.co.uk



16 Market Street, NORTH WALSHAM, Norfolk,
NR28 9BZ



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)