



**Valley Gardens, North Walsham NR28 9QE**

**welcome to**

**Valley Gardens, North Walsham**

This well presented three bedroom detached bungalow with modern kitchen and shower room is situated in a cul-de-sac location in the popular market town of North Walsham and would make an ideal family home or retirement bungalow!



**Situated in a cul-de-sac location off Brick Kiln Road, this deceptively spacious one level bungalow with garage, ample driveway parking and low maintenance rear garden would make an ideal family home or retirement bungalow. The property has been lovingly maintained by the current owners with modern kitchen, shower room and garden room extension. In short, the property offers accommodation comprising entrance hall, lounge/diner, garden room, kitchen, three good sized bedrooms and shower room. Viewing is essential to fully appreciate this wonderful home!**

### Entrance Hall

Door to the side aspect, airing cupboard with tank, access to the loft, telephone point, radiator and carpeted flooring.

### Lounge / Diner

17' 1" x 10' 5" ( 5.21m x 3.17m )

Double glazed window to the side aspect, sliding doors into the Garden Room, tv and telephone points, gas point for gas fire, radiator and carpeted flooring.

### Kitchen

10' 4" x 7' 11" ( 3.15m x 2.41m )

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

### Garden Room

11' 2" x 10' 10" ( 3.40m x 3.30m )

Brick base with insulated ceiling, fully double glazed windows and doors with tiled flooring.

### Bedroom One

17' 4" Max x 10' 10" ( 5.28m Max x 3.30m )

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

### Bedroom Two

12' 8" into Bay x 12' 4" ( 3.86m into Bay x 3.76m )

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

### Bedroom Three

8' 11" x 7' 9" ( 2.72m x 2.36m )

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

### Shower Room

Suite comprising shower cubicle, wash hand basin and WC, wall mounted radiator, double glazed window to the front aspect, fully tiled walls and vinyl flooring.

### Exterior

At the front of the property is a brick weave driveway offering ample parking for vehicles leading down to a single garage with up and over door, power, lighting, gas central heating boiler and door to rear aspect. At the rear of the property is a low maintenance garden with lawn, patio, shrubs, bushes and garden 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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## Valley Gardens, North Walsham

- Garage & Driveway Parking
- Low Maintenance Garden
- Garden Room
- Modern Kitchen & Shower Room
- Ideal Retirement Bungalow

Tenure: Freehold EPC Rating: C

**£325,000**



Please note the marker reflects the postcode not the actual property

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