



St Andrews Close, Worstead North Walsham NR28 9SG

welcome to

St Andrews Close, Worstead North Walsham

NO ONWARD CHAIN This immaculately presented three/four bedroom detached house with garage, driveway, south facing garden & stunning views is situated in a quiet cul-de-sac in the highly sought after village of Worstead served by a rail service to Norwich & is near the market town of North Walsham.



The property offers accommodation comprising entrance hall, living room, sun room, kitchen/diner, study and cloakroom on the ground floor. On the first floor you will find three good sized bedrooms and a family bathroom. Externally, the property boasts a single garage, driveway parking and a beautifully maintained South facing rear garden with field views. The property benefits from oil fired central heating, mains drainage as well as being extended by previous owners to comprise an extra reception room and larger kitchen/diner. The sun room is a versatile living space which could be easily adapted into a formal dining room, play room or hobby room to suit your needs. The property has the added bonus of being sold with NO ONWARD CHAIN!

Entrance Hall

UPVC double glazed front door, stairs to the first floor, telephone point, understairs walk in cupboard, radiator and Karndeian flooring.

Cloakroom

Suite comprising wash hand basin and WC, UPVC double glazed window to the side aspect, radiator and ceramic tiled flooring.

Study

9' 8" x 6' 5" (2.95m x 1.96m)

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

Living Room

18' 10" Max x 16' 10" Max (5.74m Max x 5.13m Max)

Double aspect room with glazed french doors to the Sun Room, two radiators, UPVC double glazed window to the front aspect, fireplace with multi fuel burner and pamment hearth, TV point and carpeted flooring.

Sun Room

13' 2" x 10' 9" (4.01m x 3.28m)

Double doors from Living Room, radiator, two double glazed velux skylight windows, Kardeian flooring and further UPVC double glazed window with far reaching rural views.

Kitchen / Diner

20' 5" x 12' 9" (6.22m x 3.89m)

Comprehensive oak-fronted wall and base mounted units comprising cupboards and drawers, integral Bosch appliances including dishwasher, fridge, freezer and washing machine, electric Rangemaster cooker with induction hob and cooker hood above, one and a half sized sink drainer, tiled splashbacks, spotlights, Kardeian flooring, double glazed velux skylight window, further additional UPVC double glazed window and matching french doors facing into the rear garden with far reaching rural views, two radiators. Archway leads through to the Sun Room.

First Floor Landing

Access to all rooms, hatch to loft space, radiator, walk in airing cupboard with factory lagged hot water tank and slatted shelving.

Bedroom One

13' 8" x 11' 5" (4.17m x 3.48m)

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

Bedroom Two

11' 4" x 9' 11" (3.45m x 3.02m)

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

Bedroom Three

9' 11" x 7' 1" (3.02m x 2.16m)

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

Family Bathroom

Glazed double shower enclosure, vanity unit with wash hand basin and concealed cistern WC. Heated towel rail. UPVC double glazed windows to the rear aspect.

Exterior

At the front of the property is a single garage with up and over door, power, lighting, loft storage, oil central heating boiler and rear access door. There is parking in front for up to two vehicles and further parking is readily available on street. At the rear of the property is a lovingly maintained South facing rear garden with lawn, shrubs, patio, wood store, garden shed, side access and uninterrupted field views.

Communal Field

The vendor has made us aware that residents of St Andrews Close have access to a shared field, ideal for dog walking and recreational use with an annual contribution of £45 per annum



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welcome to

St Andrews Close, Worstead North Walsham

- Stunning Field Views
- South Facing Rear Garden
- No Onward Chain
- Versatile Sun Room
- Extended Kitchen/Diner

Tenure: Freehold EPC Rating: D



£360,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
NWM107611 - 0006

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