



Marshgate, North Walsham NR28 9EE

welcome to

Marshgate, North Walsham

This 3 bedroom detached bungalow with garage and driveway occupies a generous, elevated plot above Marshgate in the popular market town of North Walsham and would make an ideal family home or retirement bungalow!



Auctioneer's Comments

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Description

Situated in an enviable, elevated position, this spacious detached bungalow would make an ideal family home or retirement bungalow within walking distance of North Walsham town centre, schools and public transport links. The property offers accommodation comprising entrance hall, lounge, dining room, conservatory, kitchen, three good sized bedrooms, bathroom, shower room and rear entrance porch. Externally, the property occupies a generous plot with mature gardens, driveway parking and detached garage.

The property has annexe potential with the rear entrance porch, bedroom three and shower room forming a private

area to the rear of the property, or could be extended further (STPP) to create further accommodation.

With a gas central heating boiler fitted in 2021, electrical consumer unit fitted in 2017 and being sold with no onward chain, call now to book a viewing!

Entrance Hall

Door to the front aspect, loft access with pull down ladder, coat cupboard, radiator and carpeted flooring.

Lounge

18' 11" x 10' (5.77m x 3.05m)

Electric fire, tv and telephone points, double glazed window to the front aspect, patio doors to the side aspect, radiator and carpeted flooring.

Kitchen

10' 10" x 9' 10" (3.30m x 3.00m)

Fitted kitchen with range of wall and floor units with work surfaces over, electric cooker point with cooker hood above, space for fridge freezer, plumbing for washing machine, one and a half stainless steel sink drainer, tiled splashbacks, window to the rear aspect, door into to rear porch, radiator and tiled flooring.

Dining Room

10' 4" x 9' 6" (3.15m x 2.90m)

Patio doors into the Conservatory, radiator and carpeted flooring.

Conservatory

11' x 9' 2" (3.35m x 2.79m)

Brick base conservatory with uPVC windows and doors, radiator and carpeted flooring.

Bedroom One

14' 1" x 9' 7" (4.29m x 2.92m)

Double glazed window to the front aspect, cupboard housing electrical consumer unit (2017), fitted wardrobe, radiator and carpeted flooring.

Bedroom Two

10' 9" x 10' 1" (3.28m x 3.07m)

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

Bathroom

Suite comprising shower cubicle, wash hand basin and WC, gas central heating boiler (2021), plumbing for washing machine, extractor fan, part tiled walls, double glazed window to the rear aspect, radiator.

Bedroom Three

8' 9" x 8' 8" (2.67m x 2.64m)

Double glazed windows to the rear and side aspects, radiator and carpeted flooring.

En Suite Shower Room

Suite comprising shower cubicle, wash hand basin and WC, part tiled walls, double glazed window to the rear aspect, radiator and tiled flooring.

Rear Entrance Porch

Door to the side aspect, window to the rear aspect and door into Kitchen with vinyl flooring.

Exterior

The property occupies a generous plot with a mature wraparound garden mainly laid to lawn with shrubs, hedging, patio seating area, flower beds and pathway leading to entrance door. The property further benefits from a single garage with power, lighting and work bench and driveway parking for several vehicles.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No Onward Chain
- Garage & Driveway Parking

Tenure: Freehold EPC Rating: D
Council Tax Band: C



guide price

£175,000

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.localagent.com



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Property Ref:
NWM109345 - 0011

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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