



**Spenser Avenue, North Walsham NR28 9HZ**



**welcome to**

**Spenser Avenue, North Walsham**

This immaculately presented and tastefully renovated three bedroom detached bungalow with garage, driveway and generous, landscaped gardens would make an ideal family home or retirement bungalow in the popular market town of North Walsham!



**Situated on the highly desirable Spenser Avenue off Happisburgh Road in North Walsham, this spacious, one level bungalow would make an ideal family home or retirement bungalow. The property offers accommodation comprising entrance porch, entrance hall, living room, kitchen/diner, side entrance porch, three good sized bedrooms, shower room and cloakroom. Externally, the property occupies a generous plot with well maintained front and rear gardens, garage and ample off road parking. Call now to avoid disappointment!**

### Entrance Hall

Entrance porch with tiled flooring, double glazed windows and door leading into Hallway.

### Hallway

Door from porch opens into hallway with telephone point, carpeted flooring, radiator & storage cupboards. Access via pull down ladder into insulated loft space housing gas central heating boiler.

### Cloakroom

Cloakroom with WC and wash hand basin, fully tiled walls, vinyl flooring, extractor fan and a double glazed window to the rear aspect.

### Lounge

22' 10" x 13' 7" ( 6.96m x 4.14m )  
Wood burner, TV & telephone points, carpeted flooring, radiator & front aspect double glazed window.

### Kitchen/ Diner

17' 9" x 10' 10" ( 5.41m x 3.30m )  
Fitted with a range of wall & base units, work surface over with tiled splash back and 1 1/2 sized sink & drainer unit. Eye level double electric oven, gas hob and integrated appliances to include fridge/freezer & dishwasher and plumbing for washing machine. Rear & side aspect double glazed windows and door into side entrance porch.

### Side Entrance Porch

Doors to front & rear and access into Kitchen.

### Bedroom One

13' 1" x 11' 8" ( 3.99m x 3.56m )  
Built-in wardrobe, carpeted flooring, radiator & rear aspect double glazed window.

### Bedroom Two

11' 8" x 11' 6" ( 3.56m x 3.51m )  
Wash basin, carpeted flooring, radiator & front aspect double glazed window.

### Bedroom Three

9' 8" x 9' ( 2.95m x 2.74m )  
Carpeted flooring, radiator & rear aspect patio door.

### Shower Room

Fully tiled suite comprising WC, wash basin & shower cubicle, extractor fan, vinyl flooring, heated towel rail & rear aspect double glazed window.

### Exterior

At the front of the property is a shingle area with mature bushes, pathway to entrance porch and brick weave driveway offering ample off road parking. At the side of the property is a Garage measuring 20'0 x 9'11 with electric roller door, wash hand basin, power and lighting. At the rear of the property is a landscaped garden mainly laid to lawn with patio seating area, pond, garden shed, mature hedging, shrubs and bushes.



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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## **Spenser Avenue, North Walsham**

- Generous Garden
- Garage & Driveway Parking
- Modern Kitchen/ Diner
- Sought After Location
- Ideal Family Home or Retirement Bungalow

Tenure: Freehold EPC Rating: C

**£425,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NWM109478 - 0002

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