

# 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.coalagent.com





## welcome to

# Spenser Avenue, North Walsham

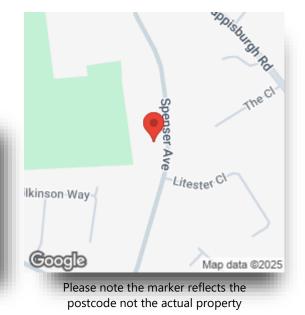
- Generous Garden
- Garage & Driveway Parking
- Modern Kitchen/ Diner
- Sought After Location
- Ideal Family Home or Retirement Bungalow •

Tenure: Freehold EPC Rating: C

# £425,000







view this property online williamhbrown.co.uk/Property/NWM109478



Property Ref: NWM109478 - 0002 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 buyers 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