









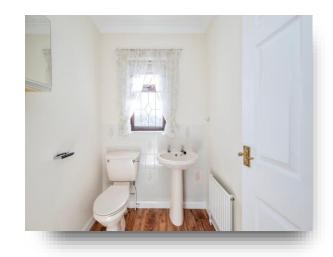
# welcome to

# **Harvey Drive, North Walsham**

This 3 bedroom detached bungalow with garage, driveway parking and low maintenance rear garden is situated within walking distance of North Walsham town centre, would make an ideal retirement bungalow and is being sold with NO ONWARD CHAIN!

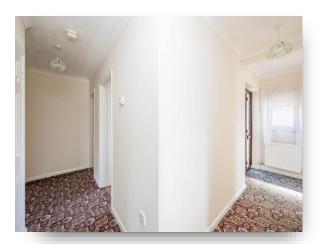












### **Description**

Situated within walking distance to North Walsham town centre, this detached bungalow would make an ideal first time buy or retirement property for someone desiring one level living. The property offers accommodation comprising entrance hall, cloakroom, living room, kitchen, three bedrooms and a family bathroom. Externally, the property benefits from a garage with driveway parking and a low maintenance ear garden mainly laid to lawn with patio area, mature shrubs and plants. The property is being sold with NO ONWARD CHAIN!

#### **Entrance Hall**

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

#### Cloakroom

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

### Lounge

16' 4" x 13' 9" ( 4.98m x 4.19m )

Double glazed window to the side aspect, sliding doors to the rear aspect, gas fire, wall lights, tv point, radiator and carpeted flooring.

#### Kitchen

12' 5" x 10' 2" ( 3.78m x 3.10m )

Fitted kitchen with range of wall and base units and work surfaces over, eye level oven, gas hob with cooker hood above, space for tumble dryer, plumbing for washing machine, gas central heating boiler (2021), double glazed window to the front aspect and door to the rear aspect, tv point, stainless steel sink drainer, tiled splashbacks, radiator and vinyl flooring.

### **Bedroom One**

13' 8" x 12' 6" ( 4.17m x 3.81m )

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

#### **Bedroom Two**

12' 10" x 12' 7" ( 3.91m x 3.84m ) Double glazed window to the rear aspect, radiator and carpeted flooring.

#### **Bedroom Three**

12' 10" x 7' 4" ( 3.91m x 2.24m )

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

#### **Bathroom**

Suite comprising bath with mixer tap and shower over, wash hand basin and WC, extractor fan, par tiled walls, double glazed window to the front aspect, radiator and vinyl flooring.

#### Exterior

To the front of the property is a driveway for 2 cars, single garage with up and over door, doors to the rear, power and lights. To the rear is a fenced in garden mainly laid to lawn, patio, hedging and garden shed.





## welcome to

# **Harvey Drive, North Walsham**

- NO ONWARD CHAIN
- Garage & Driveway Parking
- Low Maintenance Garden
- Three Bedrooms
- Detached Bungalow

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers over

£290,000

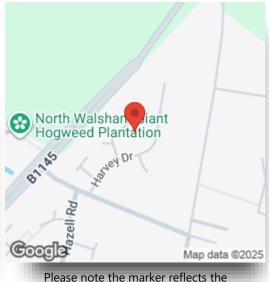


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstalement. A party must rely upon its own inspection(s). Powered by www.foocalagent.com









Please note the marker reflects the postcode not the actual property

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Property Ref: NWM109424 - 0011 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.





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