

Bacton Road, North Walsham NR28 9DS



## welcome to

## **Bacton Road, North Walsham**

A charming 2-bedroom semi-detached house in a sought-after location, featuring a downstairs w/c, spacious living room, separate kitchen, and private garden. Perfect for first-time buyers or small families, with excellent local amenities and transport links nearby.













This delightful two-bedroom semi-detached house offers a perfect blend of comfort and convenience. Located in a desirable neighbourhood, the property boasts spacious living areas and a private garden, ideal for relaxing or entertaining. Inside, you'll find a light-filled living room, a separate kitchen, and two generously sized bedrooms, offering plenty of potential to personalise. The bathroom is wellmaintained and offers all the essentials. The house is well-connected by local transport links, ensuring easy access to nearby amenities, schools, and parks. This charming home presents an excellent opportunity for first-time buyers, couples, or small families looking for a cozy base in a sought-after area.

#### **Entrance Hall**

With a double glazed door to the front, understairs cupboard, radiator and stairs to the first floor.

#### Lounge

19' 9" x 10' 4" ( $6.02m \times 3.15m$ ) Laminate flooring, gas fireplace, window to front aspect, TV point and open reach point, double glazed french doors into conservatory.

#### Kitchen

#### 11' 7" x 6' 5" ( 3.53m x 1.96m )

Fitted kitchen, worktop space with wall mounted cupboards, cooker with cooker hood, laminate flooring, tiled splash back, space for fridge freezer and window.

#### **Utility Room**

12' 9" x 7' 6" ( 3.89m x 2.29m ) Sink, worktop counters, door to the side aspect and space/plumbing for whitegoods. The downstairs cloakroom is accessed off of the utility room.

#### Conservatory

12' 1" x 15' 5" ( $3.68m \times 4.70m$ ) Radiator, doors onto decking and another door into the garden, tile flooring, upvc roof.

#### Landing

Boiler in cupboard, radiator, loft access, carpeted flooring

#### Bathroom

Suite comprising bath with shower over, mixer taps, tiled splash backs, window, extractor fan & wall mounted cupboards

#### Bedroom One

12' 7" x 7' 9" ( 3.84m x 2.36m ) Carpeted flooring, radiator, two double glazed windows, built in wardrobes, TV point, front aspect.

### Bedroom Two

9' 6" x 11' 3" (2.90m x 3.43m) Carpeted flooring, window, radiator, rear aspect, TV point.

#### Exterior

At the front is a gravel area with a pathway leading to the front door. Privacy given by hedges at the front of the property. In the rear is mostly lawned, with a new decking area, summer house and a small pond.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor areas), 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 multive trans they upon its own inspectionic). Powered by www.foosalagent.com





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## Bacton Road, North Walsham

- Enclosed Rear Garden
- Ideal First Time Buy
- Ready To Move Into
- Conservatory
- Stones Throw From Town Centre

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

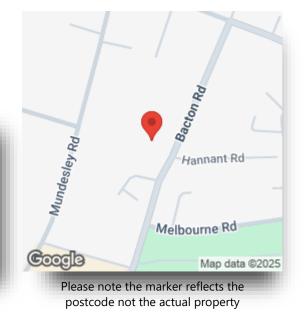
offers over **£230,000** 





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