



**Plantation Road, North Walsham NR28 9XG**

**welcome to**

**Plantation Road, North Walsham**

This well presented 3 bedroom executive semi-detached house with off street parking, and enclosed rear garden would make an ideal family home in the popular market town of North Walsham!



**This spacious semi-detached house would be an ideal family home within walking distance of North Walsham town centre, schools, shops and public transport links. The property offers accommodation comprising entrance hall, living room, dining room, kitchen, and cloakroom on the ground floor. On the first floor, you will find a master bedroom, two further bedrooms and family bathroom. Externally, the property boasts driveway parking, a good sized rear garden making this the perfect property for a family! Viewing is essential to fully appreciate this fantastic home!**

#### Entrance Porch

Door to the front aspect, window to the side aspect, carpeted flooring.

#### Entrance Hall

Door to the lounge, stairs to the first floor and carpeted flooring.

#### Lounge

14' 4" x 10' 7" (4.37m x 3.23m)

Carpeted flooring, window to the front aspect, dado rail, radiator, archway to dining room and tv point

#### Dining Room

10' 5" x 6' (3.17m x 1.83m)

Carpeted flooring, sliding doors into conservatory which gives access to rear garden, dado rail, radiator and access to the kitchen.

#### Kitchen

10' 5" x 6' (3.17m x 1.83m)

Fitted kitchen with range of wall and base units and work surfaces over, gas hob and cooker with cooker hood above, plumbing for washing machine, space for fridge freezer, stainless steel sink drainer, tiled splashbacks, ample cupboard storage, window to rear aspect, radiator, boiler and vinyl flooring.

#### Landing

Carpeted flooring, airing cupboard, radiator and access to the loft.

#### Bathroom

Suite comprising wash hand basin, shower cubicle and WC, radiator, window to side aspect, part tiled walls and vinyl flooring

#### Bedroom One

15' x 8' 7" (4.57m x 2.62m)

Carpeted flooring, window to the front aspect, radiator and built in wardrobe/storage cupboard

#### Bedroom Two

9' 5" x 7' 3" (2.87m x 2.21m)

Carpeted flooring, window to the rear aspect and radiator

#### Bedroom Three

7' 3" x 7' 5" (2.21m x 2.26m)

Carpeted flooring, window to the rear aspect and radiator

#### Exterior

To the front of the property is a path and lawn with shrubs, parking area with gate to a fully fenced rear garden with lawn shrubs and patio. This garden gives a lovely feeling of privacy and is secure for small children or dogs.

#### Agents Note:

The Sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.



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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## **Plantation Road, North Walsham**

- Ideal Family Home
- Good Sized Rear Garden
- Off Street Parking
- Ideal Upsize Home
- No Onward Chain

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

**£235,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
NWM109445 - 0002

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