









welcome to

Plantation Road, North Walsham

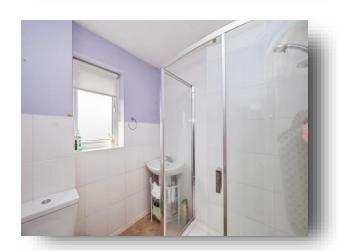
This well presented 3 bedroom executive semi-detached house with off street parking, and enclosed rear garden would make an ideal family home in the popular market town of North Walsham!













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 part must be upon its own inspection(s). Powered by www. forever do year.





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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: Awaited

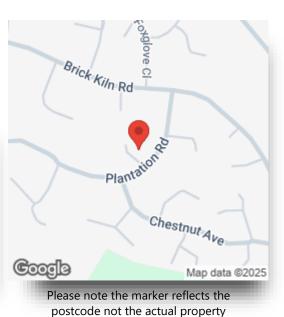
Council Tax Band: C

£235,000









view this property online williamhbrown.co.uk/Property/NWM109445



Property Ref: NWM109445 - 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.





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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.