



**Woodview, Worstead NR28 9RR**



**welcome to**

## **Woodview, Worstead**

This immaculately presented three bedroom semi-detached house with driveway parking and family friendly rear garden is situated in a cul-de-sac location in the popular North Norfolk village of Worstead and would make an ideal family home!



**Situated in a cul-de-sac location within walking distance of Worstead village centre, train station, primary school and public house, this spacious semi-detached house would make an ideal family home. The property offers accommodation comprising entrance hall, utility room, lounge, kitchen/diner, cloakroom and orangery on the ground floor. On the first floor, you will find three good sized bedrooms and family bathroom. Externally, the property boasts ample driveway parking at the front and a well maintained rear garden with decking, lawn and metal garage for storage. The property has been tastefully modernised throughout and viewing is highly advise to fully appreciate this wonderful home!**

#### **Entrance Hall**

Door to the front aspect, radiator and carpeted flooring.

#### **Lounge**

14' 2" x 12' 5" ( 4.32m x 3.78m )

Sliding doors into the orangery, television and telephone points, radiator and carpeted flooring.

#### **Orangery**

18' 3" x 9' 6" ( 5.56m x 2.90m )

Orangery of uPVC construction with a brick base, blue tinted glass, lantern ceiling, vertical radiator and laminate flooring.

#### **Kitchen/ Diner**

20' 2" x 9' ( 6.15m x 2.74m )

Modern fitted kitchen with a range of wall and base units with work surfaces over, breakfast bar, pantry cupboard, electric oven and hob with cooker hood above, space for fridge/ freezer, built in dishwasher, vertical radiator, laminate flooring, double glazed windows to the front and side aspects with fitted blinds.

#### **Utility Room**

7' 2" x 6' ( 2.18m x 1.83m )

Double glazed window to the front aspect, plumbing for washing machine, oil central heated boiler, extractor fan, radiator and tiled flooring.

#### **Cloakroom**

Double glazed window to the front aspect, WC, wash hand basin, radiator and laminate flooring.

#### **First Floor Landing**

Double glazed window to the front aspect, access to loft space and carpeted flooring.

#### **Bedroom One**

14' 4" x 12' 5" ( 4.37m x 3.78m )

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

#### **Bedroom Two**

14' 4" x 9' 1" ( 4.37m x 2.77m )

Double glazed window to the side aspect, feature wall panelling, radiator and carpeted flooring.

#### **Bedroom Three**

9' 4" x 8' 5" ( 2.84m x 2.57m )

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

#### **Family Bathroom**

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

#### **Exterior**

The front of the property offers a gravel driveway with parking for several vehicles. The family sized rear garden boasts a metal garage with double doors for storage and a well maintained lawned area with bushes, shrubs, decking area and playhouse.

#### **Agent's Note**

This property is subject to a s157 restriction. The s157 restriction requires that a new owner must have previously lived or worked in Norfolk for three years before their purchase. In the case of joint purchasers only one of the purchasers needs to have lived or worked in Norfolk for three years before their purchase.



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## Woodview, Worstead

- Modern Kitchen / Diner
- Orangery
- West Facing Rear Garden
- Driveway Parking
- Walking Distance to Primary School, Train Station and Public House

Tenure: Freehold EPC Rating: D

Council Tax Band: B

**£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 misstatement. A party must rely upon its own inspection(s). Powered by www.focusagent.com



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