



**Crow Road, North Walsham NR28 0DJ**



**welcome to**

**Crow Road, North Walsham**

This substantial 3/4 bedroom detached house with two garages, ample driveway parking and South facing rear garden is situated on a generous plot in a residential location in the popular market town of North Walsham and is being sold with NO ONWARD CHAIN!



**Situated in a highly sought after, residential location within walking distance of North Walsham town centre, this detached house offers spacious and versatile accommodation over two storeys. The property has been lovingly maintained throughout and offers accommodation comprising entrance porch leading into entrance hall, living room, snug, dining room, kitchen, study, utility room and cloakroom on the ground floor. On the first floor, you will find three double bedrooms, family bathroom, separate WC and shower room. Externally, the property boasts ample driveway parking, a larger than average integral garage, second detached garage and beautifully landscaped South facing rear garden. The property needs to be viewed to be fully appreciated and is being sold with no onward chain!**

#### **Entrance Porch**

uPVC double glazed door and window to the front aspect and door into entrance hall

#### **Entrance Hall**

Spacious entrance hall with gallery staircase to the first floor, two storage cupboards, telephone point, radiator and carpeted flooring.

#### **Living Room 1**

16' 5" x 12' ( 5.00m x 3.66m )

Fireplace, television point, double glazed windows to the side aspect, sliding doors into the rear garden, radiator and carpeted flooring.

#### **Living Room 2**

Double glazed window to the rear aspect, radiator, electric fireplace, television point and carpeted flooring

#### **Dining Room**

11' 2" x 11' 1" ( 3.40m x 3.38m )

Serving hatch, double glazed window to the side aspect, radiator and carpeted flooring.

#### **Kitchen**

11' 11" x 10' 11" ( 3.63m x 3.33m )

Fitted kitchen with range of wall and base units with work surfaces over, eye level oven, gas hob with cooker hood above, integrated fridge freezer, plumbing for dishwasher, serving hatch, sink drainer, door into utility room, double glazed window to the front aspect, breakfast bar, tiled splash backs and vinyl flooring.

#### **Study / Bedroom Four**

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

#### **Cloakroom**

Suite comprising wash hand basin and WC, double glazed window to the side aspect, radiator, tiled walls and tile effect flooring

#### **Side Entrance Hall**

Double glazed door and window to the rear aspect, storage area, access to the utility area and integral garage.

#### **Utility Room**

10' 9" x 4' 10" ( 3.28m x 1.47m )

Fitted base units, plumbing for washing machine and space for tumble dryer, sink drainer, window to the rear aspect and vinyl flooring.

#### **First Floor Landing**

Access to the loft, large airing cupboard, two further storage cupboards, carpeted flooring and doors to all rooms

#### **Bedroom One**

14' 5" x 12' ( 4.39m x 3.66m )

Dual aspect double glazed windows to the front and side with views over the garden, built in wardrobes, television point, radiator and carpeted flooring.

#### **Bedroom Two**

12' 4" x 8' 11" ( 3.76m x 2.72m )

Double glazed window to front aspect, up and over fitted wardrobes, radiator and carpeted flooring

#### **Bedroom Three**

12' 11" x 11' ( 3.94m x 3.35m )

Double glazed window to side aspect, radiator and carpeted flooring

#### **Family Bathroom**

Four piece suite comprising shower cubicle, bath with mixer tap, wash hand basin, bidet, radiator, double glazed window to rear aspect, tiled walls and carpeted flooring. Separate WC.

#### **Shower Room**

Suite comprising shower cubicle, wash hand basin, WC, double glazed window to front aspect, radiator and vinyl flooring

#### **Integral Garage**

Larger than average garage with electric up and over door, power, lighting, storage cupboard and door into side entrance porch

#### **Exterior**

At the front of the property is ample driveway parking on the tarmac driveway with front lawn and mature shrubbery. In addition to the integral garage, there is a detached single garage with up and over door, power and lighting.

At the rear of the property is a lovingly maintained South facing garden mainly laid to lawn with retractable awning, patio, a variety of seating areas, mature trees, shrubs and bushes and side access gate.



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## Crow Road, North Walsham

- No Onward Chain
- 3/4 Double Bedrooms
- South Facing Garden on a generous plot
- Two Garages and Ample Driveway Parking
- Spacious & Versatile Accommodation

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



**£525,000**

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.focalagent.com



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Property Ref:  
NWM109356 - 0005

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