









# welcome to

# **Bradfield Road, North Walsham**

William H Brown are delighted to present this Three Bedroom Detached Bungalow backing onto fields and on a good sized plot. Call us now to arrange your viewing!!

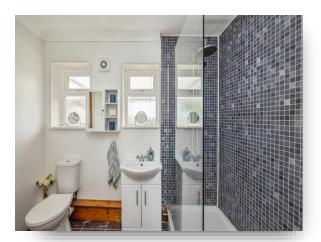












The property accommodation consists of entrance hall, living room, kitchen diner, utility room, three bedrooms, shower room, front & rear gardens, off street parking and

garage.

North Walsham is a market town, it lies about 15 miles north of Norwich and a few miles inland from the North Sea coast. The town offers a mix of traditional charm and modern amenities, with shops, schools and transport links including a railway station on the Bittern Line. A popular spot for visitors exploring the Norfolk Broads, coastal areas and countryside

#### **Entrance Hall**

Door, cupboard, radiator and carpeted flooring.

### Lounge

18' 1" x 12' 11" ( 5.51m x 3.94m )

Open fire, double glazed windows to the front and side aspects, radiator and wooden flooring.

#### Kitchen

16' 2" x 11' 5" ( 4.93m x 3.48m )

Fitted kitchen with range of units and work surfaces over, double oven, stainless steel sink drainer, tiled splashbacks, double glazed window to the side aspect, doors to the rear aspect, radiator and carpeted flooring.

### **Utility Room**

11' 9" x 7' 6" ( 3.58m x 2.29m )

Range of wall and base units with work surfaces over, door to rear aspect, double glazed window to the side aspect, radiator and carpeted flooring.

#### **Bedroom One**

12' 11" Into recess x 12' 11" into recess ( 3.94m Into recess x 3.94m into recess )

Double glazed windows to the front and side aspects, radiator and wooden flooring.

#### **Bedroom Two**

12' 11" x 12' (3.94m x 3.66m)

Double glazed windows to the side and rear aspects, radiator and carpeted flooring.

#### **Bedroom Three**

8' 5" x 7' 8" ( 2.57m x 2.34m )

Double glazed window to the front aspect, radiator and carpet.

#### **Bathroom**

Suite comprising shower cubicle, wash hand basin and WC, towel rail, double glazed windows and tiled flooring.

#### **Exterior**

To the front of the property is a fenced lawn area, driveway and field views. Garage with up and over door, power and lights. To the rear is a large lawn, decking with an outside bar, faux lawn area, summerhouse and 2 garden sheds.



his 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 etalis 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 murbus are free to the first purpon its own inspection(s). Powered by www.footalgent.com





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## **Bradfield Road, North Walsham**

- Detached 3 Bedroom Bungalow
- Backs onto Fields
- Good sized plot
- Kitchen Diner & Utility Room
- Refurbished Shower Room

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

# £330,000









Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/NWM109627



Property Ref: NWM109627 - 0003 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.







william h brown

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