



The Lea, North Walsham NR28 9DN

welcome to

The Lea, North Walsham

****Retirement Heaven****

This well-presented two bedroom semi-detached bungalow with good sized rear garden and a garage, car port, allocated parking space is situated in the popular market town of North Walsham and being sold with NO ONWARD CHAIN!



Located on Cooper Road in North Walsham this two bedroom semi-detached bungalow would make an ideal property for someone downsizing locally and is being sold with no onward chain. The property offers accommodation comprising of entrance hall, bay fronted lounge, kitchen, two double bedrooms and conservatory. The property boasts a good-sized rear garden mainly laid to lawn with a small patio area, hedging, flower beds and shed.

The property also comes with one allocated parking space, car port and garage en bloc. The property is situated just a short walking distance into the town centre. North Walsham is a thriving market town, with road and rail links to both Norwich and the picturesque North Norfolk Coastline. With the town offering a wide variety of supermarkets, independent retailers, bars, cafes and parks, there truly is something here for everyone.

Entrance Hall

Accessed via a small porch, radiator, storage cupboard and carpeted flooring.

Lounge

15' 9" x 10' 9" (4.80m x 3.28m)

TV point, radiator, window to the front aspect, gas fire (no longer in use) and carpeted flooring

Kitchen

9' 1" x 8' 9" (2.77m x 2.67m)

Fitted kitchen with range of wall and base units and work surfaces over, gas hob & oven, stainless steel sink with drainer, space for free standing fridge freezer, plumbing for washing machine and laminate flooring.

Conservatory

20' 3" x 9' 1" (6.17m x 2.77m)

Upvc with brick base, glass roof and windows, radiator and access to the garden and tiled flooring.

Bedroom One

10' 9" x 9' (3.28m x 2.74m)

Window, radiator, carpeted flooring, tv point and built in wardrobe

Bedroom Two

11' 9" x 8' 9" (3.58m x 2.67m)

Radiator, window, built in wardrobes, tv point

Bathroom

Tiled flooring, walk in shower, loft access, wash hand basin, w/c, radiator, frosted window.

Exterior

Accessed via either conservatory rear door, side gate, patio area with pathway, large shed, sitting area and a car port to the side of the property behind the front gate. At the front there is a small garden giving access to the property. The properties garage is opposite the property en bloc.

Agents Note:

The sale of this property is subject to receipt of Grant of Probate. Please obtain 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



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The Lea, North Walsham

- Semi-Detached Bungalow
- Two Double Bedrooms
- Bay Fronted Lounge
- Conservatory
- Good-Size Rear Garden

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

£210,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
NWM109277 - 0002

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william h brown



01692 402861



NorthWalsham@williamhbrown.co.uk



16 Market Street, NORTH WALSHAM, Norfolk,
NR28 9BZ



williamhbrown.co.uk