



Long Barrow Drive, North Walsham, NR28 9YA

welcome to

Long Barrow Drive, North Walsham

Situated within walking distance of local schools, shops and amenities, this detached House would make an ideal young family home. Situated on Long Barrow Drive (a Norfolk Homes development, this home was the original show home when the site was built with a book showing progression of the work).



Description

Situated within walking distance of local schools, shops and amenities, this detached House would make an ideal young family home. Situated on Long Barrow Drive (a Norfolk Homes development, this home was the original show home when the site was built).

The property offers accommodation comprising Entrance Hall, Lounge with archway through to Dining Room, Conservatory accessed from the Dining Room, and which provides additional access to the rear garden. Kitchen & Utility Room, Cloakroom and door into integral Garage on the ground floor. On the first floor, you will find four good sized Bedrooms and Family Bathroom. Externally, the property benefits from brick weave parking area to front aspect which has been extended to provide space for two large cars in addition to the Garage itself, single Garage with up and over door, and landscaped rear garden with lawn and patio areas. The property also backs onto fields offering stunning views from the rear bedrooms.

Entrance Hall

Accessed via front door, carpeted flooring, radiator. Leads into receptions rooms and access to stairs for the first floor

Lounge

19' 6" x 12' 6" (5.94m x 3.81m)

Carpeted flooring, window to the front aspect, radiator, gas fireplace, TV point, gives access to the dining room and kitchen area.

Dining Room

10' 7" x 10' 8" (3.23m x 3.25m)

Carpeted flooring, radiator, sliding doors into conservatory.

Conservatory

11' 3" x 10' 9" (3.43m x 3.28m)

Laminate flooring, bricks base built, PVC roof, access to the rear garden

Kitchen

17' 4" x 9' 9" (5.28m x 2.97m)

Vinyl flooring, radiator, window to the rear aspect, gas hobs & oven, sink, wall mounted and ground base storage cupboards, extractor, sink with drainer and space for fridge freezer.

Utility Room

8' x 7' 4" (2.44m x 2.24m)

Vinyl flooring, stainless steel sink, back door giving access to the garden with plumbing for washing machine and space for fridge freezer if required. The integral garage access can also be found in this room.

Integral Garage

20' x 8' 2" (6.10m x 2.49m)

Concrete floor, relatively new electric roller shutter with two remotes and internal controls, electrical fuse box, original show room features on the ceiling and internal door to Utility Room.

Landing

Carpeted flooring, airing cupboard, loft access and access to the family bathroom and bedrooms.

Bedroom One

19' 1" x 11' 6" (5.82m x 3.51m)

Carpeted flooring, window to the front aspect, built in wardrobes, radiator.

En Suite

Vinyl flooring, frosted window to the front aspect, bidet, radiator, shower cubicle, WC, wash hand basin

Bedroom Two

10' 9" x 12' 8" (3.28m x 3.86m)

Window to the rear aspect with stunning field views, radiator, built in wardrobe

Bathroom

Vinyl flooring, wash hand basin, WC, walk in shower, frosted window to the rear aspect, radiator

Bedroom Three

12' 8" x 10' 3" (3.86m x 3.12m)

Carpeted flooring, window to the front aspect, built in wardrobe

Bedroom Four

13' 1" x 10' 3" (3.99m x 3.12m)

Carpeted flooring, built in wardrobe, radiator, window to the rear aspect with stunning field views

Exterior

To the front you will find a brick weave driveway with two parking spaces, access to the rear garden via a gate. At the rear you will find a patio and pathway with a low maintenance lawn area. Behind the garden there is a strip of land which is maintained by North Norfolk District Council.



view this property online williamhbrown.co.uk/Property/NWM109630



welcome to

Long Barrow Drive, North Walsham

- No Onward Chain & Only 1 Owner
- Detached House
- Backs Onto Fields
- Large Conservatory with double doors to rear garden
- Ideal Family Home
- Integral Garage & Off Street Parking for 2 Cars
- Lockable shed in the garden
- Close To Shops & Schools

Tenure: Freehold EPC Rating: C

Council Tax Band: E

offers over

£350,000



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



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NWM109630



Property Ref:
NWM109630 - 0004

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 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.



william h brown



01692 402861



NorthWalsham@williamhbrown.co.uk



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



williamhbrown.co.uk