



**Lynfield Road, North Walsham NR28 0DP**



**welcome to**

**Lynfield Road, NORTH WALSHAM**

\*\*\* NO ONWARD CHAIN \*\*\* Three Bedroom Semi Detached House with ample off-street parking. Ready to move in, call us on 01692 402861 to book your viewing!!



## Description

The property accommodation consists of entrance porch, kitchen, living room, conservatory, three bedrooms, bathroom, off street parking & 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 Porch

Front door leads you in, the porch opens into the kitchen

### Living Room

Doors to conservatory, wall mounted radiator, carpeted flooring, door to staircase leading to first floor

### Conservatory

12' 3" x 7' 2" ( 3.73m x 2.18m )

Door to rear garden

### Kitchen

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

Double glazed window to the front, white wall and base units with work surfaces over top, stainless steel sink & drainer, tiled splashback, free standing white goods, plumbing for washing machine, tiled flooring

### Bedroom 1

13' 5" x 9' 8" ( 4.09m x 2.95m )

Double glazed window to the rear, wall mounted radiator, carpeted flooring

### Bedroom 2

11' 7" recess x 9' 9" ( 3.53m recess x 2.97m )

Double glazed window to the front, wall mounted radiator, carpeted flooring

### Bedroom 3

7' 11" x 6' 3" ( 2.41m x 1.91m )

Double glazed window to the rear, wall mounted radiator, carpeted flooring, cupboard over the stairs

### Bathroom

Four piece suite consisting of bath with electric shower overhead, hand wash basin, WC, partially tiled walls, vinyl flooring, double glazed window

### Outside

The front of the property offers ample off street parking from laid gravel and garage. The rear garden is made up of laid lawn, patio slabs, concrete base ready for shed, metal shed and side gate leading to the front of the property



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](http://www.focalagent.com)



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## **Lynfield Road, NORTH WALSHAM**

- NO ONWARD CHAIN
- Three Bedroom Semi Detached House
- Ample Off Street Parking & Garage
- Private Non-Overlooked South Facing Garden
- Popular Location

Tenure: Freehold EPC Rating: D

Council Tax Band: B

# £260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NWM109733 - 0003

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