



Birds Road, North Walsham, NR28 0WE

welcome to

Birds Road, North Walsham

This three/ four bedroom detached family home has driveway parking, open plan living and is situated within walking distance to shops, the school and North Walsham town centre.



Description

Making an ideal young family home, this detached house with driveway parking, and three to four bedrooms is situated in a desirable location overlooking green space to the front aspect and within walking distance of local school, shops and North Walsham town centre. The property offers accommodation comprising entrance hall, cloakroom, lounge, kitchen/diner, utility room, garden room and a further reception room on the ground floor. On the first floor you will find a master bedroom with en-suite shower room, two further bedrooms and a family bathroom. Externally, the property boasts driveway parking for two vehicles and a well maintained, fully enclosed rear garden.

Entrance Hall

Double glazed door to the front aspect, stairs to the first floor, radiator and Karndean flooring.

Cloakroom

Double glazed window to the side aspect, WC, wash hand basin with vanity unit, heated towel rail and Karndean flooring.

Lounge

12' 7" x 10' 9" (3.84m x 3.28m)

Double glazed window to the front aspect, television point, radiator and Karndean flooring. Gas Fire.

Kitchen/ Diner

10' 9" x 18' (3.28m x 5.49m)

Fitted kitchen with a range of wall and base units with work surfaces over, electric oven, gas hob with cooker hood above, plumbing for dish washer, composite sink drainer, tiled splashback, television point, radiator, Karndean flooring, double glazed window to the rear aspect, access into the garden room.

Utility Room

Plumbing for washing machine with work surface over, tiled splashback, radiator, Karndean flooring and a double glazed door to the side aspect.

Garden Room

9' 3" x 9' 5" (2.82m x 2.87m)

Double glazed windows to the side and rear aspects, double glazed door to the side aspect, radiator and laminate flooring.

Reception Room

A fully insulated garage conversion with access into loft space, double glazed window to the front aspect, double glazed door to the rear aspect, radiator and oak flooring.

First Floor Landing

Double glazed window to the side aspect, access into boarded loft space, airing cupboard housing hot water tank, radiator and carpet.

Bedroom One

11' 3" x 11' (3.43m x 3.35m)

Double glazed window to the front aspect, fitted wardrobes, television point, radiator and laminate flooring.

En Suite Shower Room

Suite comprising shower cubicle, WC, wash hand basin with vanity unit, tiled splashback, spotlights, extractor fan, heated towel rail, vinyl flooring and a double glazed window to the front aspect.

Bedroom Two

9' 8" x 7' 2" (2.95m x 2.18m)

Double glazed window to the rear aspect, fitted wardrobes, radiator and carpeted flooring.

Bedroom Three

8' x 6' 9" (2.44m x 2.06m)

Double glazed window to the rear aspect, fitted wardrobes, radiator and laminate flooring.

Bathroom

Suite comprising bath with shower over, WC, wash hand basin with vanity unit, tiled splashback, heated towel rail, extractor fan, spotlights, tiled flooring and a double glazed window to the side aspect.

Exterior

The front of the property boasts a recently laid driveway with parking for two vehicles and side access gate into the rear garden, The rear garden itself is fully enclosed and private with lawn and patio areas, wood store, two garden sheds and plenty of mature shrubs and plants. One of the sheds is a workshop with electric and fully insulated.



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welcome to

Birds Road, North Walsham

- Detached Family Home
- Open Plan Kitchen/ Diner/ Garden Room
- Converted Garage/ Extra Reception Room
- Master Bedroom with En Suite Shower Room
- Driveway Parking for Two Vehicles
- Overlooking Green Area
- Vendor Has Found

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

offers over
£300,000



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:
NWM109811 - 0007

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