



**Brick Kiln Road, North Walsham, NR28 9XR**



**welcome to**

**Brick Kiln Road, North Walsham**

Beautifully presented 4 bedroom detached home with a large conservatory, open plan kitchen/diner leading from the lounge and located down a secluded private driveway with no through traffic. Close to North Walsham town centre and all the amenities that offers.



Modern style detached home with room for off road parking and overlooking a spacious green. This beautiful property is located down a secluded private driveway with no through traffic and easy access to North Walsham town centre and all amenities. This spacious home comprises an entrance hall, cloakroom with WC, spacious lounge, open kitchen/diner, utility room, large conservatory and bedroom on the ground floor. On the first floor there are three more bedrooms and a bathroom off landing. Outside to the rear there is a fully enclosed part patio and part lawned garden with mature trees. With double glazed doors and windows throughout, recently re-fitted combi boiler (2023), Kardean flooring on the ground floor and has been modernised throughout to a very high standard by the current vendor. This house will make an excellent family home with plenty of versatility in the usage of the rooms.

### Entrance Hall

Double glazed UPVC door to front aspect, Kardean flooring, radiator, access to lounge, fourth bedroom and staircase to the first floor.

### Cloakroom

WC, wash hand basin, radiator and spotlights.

### Lounge

Kardean flooring throughout, double glazed windows to the front aspect, radiator, TV point, under stairs cupboard and a gas fire styled as a wood burner.

### Kitchen/Diner

Fitted kitchen with a range of wall and base units with work surfaces over electric oven, gas hob, integrated fridge and dishwasher, stainless steel sink drainer, tiled splashback, radiator, double glazed window and door to rear aspect leading into the conservatory, Kardean flooring and spotlights.

### Utility Room

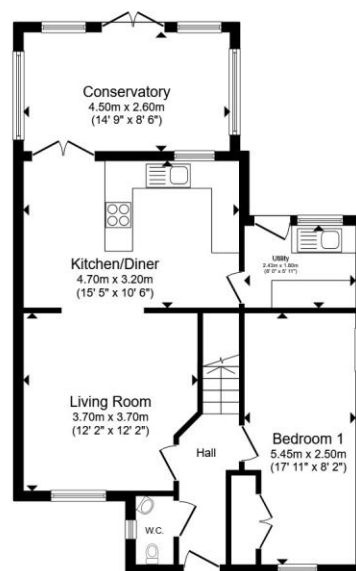
Double glazed door leading to the rear garden, double glazed window to rear aspect, plumbing for washing machine and space for tumble dryer, work surfaces and base units, part tiled, space for fridge/freezer, stainless steel sink drainer, re-fitted combi boiler (2023), radiator and Kardean flooring.

### Garden Room

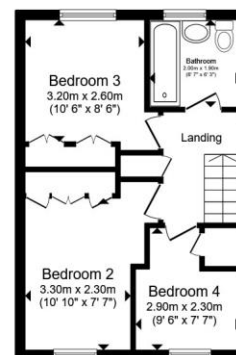
Double glazed windows to the rear and side aspects, double glazed door to the rear aspect allowing access into the rear garden, radiator and Kardean flooring.

### Bedroom Four

Ground floor bedroom with double glazed windows to the side and front aspects, storage cupboard, radiator and carpeted flooring.



Ground Floor



First Floor

Total floor area 102.4 m<sup>2</sup> (1,102 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

### First Floor Landing

fully carpeted, airing cupboard, access to part boarded loft, double glazed window to side aspect.

### Bedroom One

Double glazed window to the front aspect, television point, carpeted flooring, radiator and fitted wardrobe.

### Bedroom Two

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

### Bedroom Three

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

### Family Bathroom

Suite comprising bath with mixer taps and shower over, wash hand basin, WC, laminate flooring, radiator and a double glazed window to rear aspect.

### Front Garden

The front of the property offers driveway parking for three vehicles, with electric car port and access to the rear garden via a side gate.

### Rear Garden

Low maintenance garden, which is part walled and part fenced, patio and lawn area, mature trees, water tap and separate water butt and garden shed.



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## **Brick Kiln Road, North Walsham**

- Detached Family Home
- Three Driveway Parking Spaces
- Three Reception Rooms
- Downstairs Bedroom
- Overlooking Green to the Front
- Walking Distance to North Walsham Town Centre, Shops & Amenities

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

# £325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NWM109949 - 0007

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