



Harvey Estate, Gimingham, Norwich, NR11 8HA

welcome to

Harvey Estate, Gimingham, Norwich

This well presented, extended semi-detached house set in the semi-rural village of Gimingham would make an ideal family home with good sized rear garden, driveway parking and carport.



This ex-local authority house has been extended, modernised and well maintained to create a lovely family home in the semi-rural village of Gimingham, within 3 miles of the North Norfolk coast. The property offers accommodation comprising entrance porch, entrance hall, lounge, garden room, dining room, cloakroom/ utility and kitchen/ diner on the ground floor. On the first floor, you will find three double bedrooms, one with en-suite shower room and a family bathroom. Externally, the property offers ample driveway parking with car-port and garden with artificial turf to the front. The rear garden is mainly laid to lawn with decking area, patio, garden shed and fully insulated studio with power, lighting and plumbing, making it a perfect place to work from home!

Please note, this property is subject to a s157 restriction, please see agents note for more information.

Entrance Porch

Double glazed double door to the front aspect, double glazed window to the side aspect, access into entrance hall.

Entrance Hall

Stairs to first floor, doors into lounge & dining room, radiator and LVT flooring.

Lounge

16' 6" x 11' 1" (5.03m x 3.38m)
Double glazed window to the front aspect, telephone point, television point, radiator and laminate flooring.

Garden Room

10' 4" x 7' 8" (3.15m x 2.34m)
Double glazed sliding doors to the rear allowing access into rear garden, double glazed windows to the side aspect and LVT flooring.

Dining Room

11' 1" x 9' 9" (3.38m x 2.97m)
Double glazed window to the front aspect, access into inner hall, fireplace, radiator and laminate flooring.

Inner Hall

Understair storage cupboard, airing cupboard housing electric boiler, access into cloakroom/ utility.

Cloakroom/ Utility

WC, wash hand basin, tiled splashback, double glazed window to the rear aspect, plumbing for washing machine, space for tumble dryer, work surfaces and LVT flooring.

Kitchen/ Diner

15' 9" x 9' 1" (4.80m x 2.77m)
Fitted kitchen with a range of wall and base units with work surfaces over, electric oven and hob with cooker hood above, sink drainer, tiled splashback, space for fridge freezer, plumbing for dishwasher, radiator, double glazed windows to the front and rear aspects, double glazed door to the side aspect and LVT flooring.

First Floor Landing

Access into loft space, radiator and a double glazed window to the rear aspect.

Bedroom One

12' 3" x 9' 10" (3.73m x 3.00m)
Double glazed window to the rear aspect, radiator and carpeted flooring.

En Suite Shower Room

Suite comprising shower cubicle, WC, wash hand basin and a double glazed window to the front aspect.

Bedroom Two

13' 8" x 9' 8" (4.17m x 2.95m)
Double glazed window to the front aspect, radiator, carpeted flooring and built in wardrobe.

Bedroom Three

11' 1" x 6' 9" (3.38m x 2.06m)
Double glazed window to the front aspect offering field views, built in wardrobe, radiator and carpeted flooring.

Family Bathroom

Suite comprising bath with shower over, WC, wash hand basin, spotlights, radiator, vinyl flooring and a double glazed window to the rear aspect.

Exterior

The front of the property offers a front garden laid with artificial turf, a shingle driveway offering ample off-road parking, recently added carport, bordering flower beds and side gate allowing access into rear garden. The rear garden is fully enclosed and mainly laid to lawn with patio and decking areas and a large fully insulated out-building with power, lighting and plumbing.

Agents Note

This property is subject to a s157 restriction. The s157 restriction requires that a new owner must have previously lived or worked in Norfolk for three years before their purchase. In the case of joint purchasers only one of the purchasers needs to have lived or worked in Norfolk for three years before their purchase.



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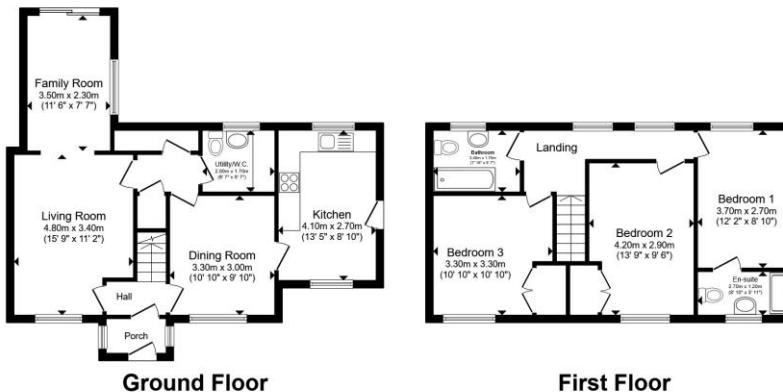
welcome to

Harvey Estate, Gimingham, Norwich

- Extended Semi-Detached House
- Driveway Parking & Carport
- Good Sized Rear Garden
- Three Double Bedrooms
- Three Reception Rooms
- Fully Insulated Garden Studio
- Semi-Rural / Village Location

Tenure: Freehold EPC Rating: C

Council Tax Band: B



£325,000

Total floor area 108.1 m² (1,164 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

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Property Ref:
NWM109737 - 0002

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.

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Please note the marker reflects the postcode not the actual property

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