



Oak Road, North Walsham NR28 0BP

welcome to

Oak Road, North Walsham

This three bedroom detached bungalow within walking distance of North Walsham town centre has been lovingly maintained by the current owners and would make an ideal family home



Entrance Hall

Re-fitted double glazed door to the front aspect, decorative panelled wall, access into loft space and Karndean flooring.

Lounge/ Diner

21' 4" x 9' 9" Max (6.50m x 2.97m Max)

Double glazed windows to the front and side aspects. television point, two radiators and carpeted flooring.

Kitchen

12' 4" x 9' 5" Max (3.76m x 2.87m Max)

Fitted kitchen with a range of wall and base units with work surfaces over, space for fridge freezer, double eye level oven, gas hob with cooker hood above, wine cooler, plumbing for dishwasher, stainless steel sink drainer, tiled splashback, radiator, double glazed window to the side aspect and laminate flooring.

Utility Room

10' 8" x 7' 2" (3.25m x 2.18m)

Double glazed door into the hallway, space for white goods and spotlights.

Dining Room

10' 9" x 7' 3" (3.28m x 2.21m)

Double glazed door to the side and rear aspects into the rear garden, spotlights, laminate flooring and vertical radiator.

Bedroom One

11' 5" x 10' 5" (3.48m x 3.17m)

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

Bedroom Two

11' 5" x 9' (3.48m x 2.74m)

Double glazed window to the side aspect, television point, radiator and carpeted flooring.

Bedroom Three

11' 5" x 7' 4" (3.48m x 2.24m)

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

Family Bathroom

Suite comprising WC, wash hand basin, p-shaped bath with shower over, radiator, airing cupboard housing gas central heating boiler and plumbing for washing machine, vinyl flooring and a double glazed window to the rear aspect.

Exterior

The front of the property offers ample driveway parking for multiple vehicles, bordering brick wall, access into rear garden via side gate, bordering flower beds, lawn area, shrubs and trees. The rear garden can be accessed via a private track to the side of the property where you'll find a side gate, the garage is situated in the rear garden, with power, lighting and swing door. The rear garden is enclosed with new fencing and mainly laid to lawn with hedging, two sheds, patio area and trees,



Total floor area 117.3 m² (1,262 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



welcome to

Oak Road, North Walsham

- Modern Detached Bungalow
- Driveway Parking & Garage
- Front & Rear Gardens
- Walking Distance to Town Centre
- Two Reception Rooms

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£350,000



view this property online williamhbrown.co.uk/Property/NWM109901



Property Ref:
NWM109901 - 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.

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.



Please note the marker reflects the postcode not the actual property



01692 402861



NorthWalsham@williamhbrown.co.uk



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



williamhbrown.co.uk