



**Hadfield Road, North Walsham, NR28 0BE**



**welcome to**

## **Hadfield Road, North Walsham**

This well maintained two/three bedroom bungalow would make the ideal home for someone desiring one level living within walking distance to North Walsham's town centre.



Tucked away at the top of Hadfield Road, giving it a cul-de-sac feel and within walking distance to North Walsham town centre, this two/ three bedroom offers flexible one level accommodation which would make it appealing to either a family or a couple looking to downsize. The property offers accommodation comprising entrance hall, kitchen, lounge, conservatory, shower room, two bedrooms and a further bedroom/ snug (formerly the garage). Externally, the property boasts driveway parking for two vehicles, front garden, and private low maintenance rear garden mainly laid with patio, garden shed and pizza oven.

### Entrance Hall

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

### Kitchen

Fitted kitchen with a range of wall and base units with work surfaces over, gas oven, gas hob, space for fridge/ freezer, plumbing for washing machine, plumbing for slimline dishwasher, stainless steel sink drainer, tiled splashback, spotlights, vinyl flooring, double glazed window to the front aspect and archway into lounge.

### Lounge

Opening into the conservatory, telephone point, television point, radiator and carpeted flooring.

### Conservatory

uPVC conservatory with brick base, recently fitted warm roof, double glazed windows to the side and rear aspect, double glazed door to the side aspect leading into rear garden, radiator and carpeted flooring.

### Bedroom One

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

### Bedroom Two/ Snug

Double glazed window to the rear aspect, access into loft space, radiator and carpeted flooring.

### Bedroom Three

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

### Shower Room

Suite comprising shower cubicle, WC, wash hand basin with vanity unit, heated towel rail, airing cupboard housing gas central heating boiler, spotlights, vinyl flooring, access into loft space and a double glazed window to the front aspect.

### Exterior

The front of the property offers driveway parking for two vehicles, a front garden mainly laid to lawn with mature hedging for privacy and pathway to the front door. The rear of the property has a fully enclosed walled garden with side gate, mainly laid with patio making it low maintenance with garden shed, electric point, pizza oven and access to further garden space at the side 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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## **Hadfield Road, North Walsham**

- Low Maintenance Semi-Detached Bungalow
- Two/ Three Bedrooms
- Two Reception Rooms
- Low Maintenance Rear Garden
- Solar Panels with Feed-In Tariff
- Driveway Parking for Two Vehicles
- Walking Distance to Town Centre

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: B

offers over  
**£250,000**



Please note the marker reflects the  
postcode not the actual property

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