



**Highfields, Felmingham, North Walsham NR28 0AA**

**welcome to**

## **Highfields, Felmingham, North Walsham**

This three bedroom semi-detached house with off road parking is ideally located in the beautiful village of Felmingham and less than three miles from the town of North Walsham. Would make an ideal family home or investment property.



Situated in the beautiful village of Felmingham which is located less than three miles from the town of North Walsham. This spacious three bedroom semi-detached property would make an ideal family home or investment purchase due to the proximity to all amenities including schools. The property offers accommodation comprising a entrance porch, entrance hall, cloakroom, lounge, kitchen and garden room on the ground floor. The first floor comprising three bedrooms as well as the main bathroom. Externally you will find a mature good sized garden, ample off-road parking and outbuilding. This property is subject to a s157 restriction.

#### **Entrance Porch**

Double glazed door to the front aspect and window to the side aspect, laminate flooring

#### **Entrance Hall**

Double glazed door, tiled flooring, radiator and stairs to the first floor

#### **Cloak Room**

Double glazed window to the front aspect, WC, sink basin and tiled flooring

#### **Lounge**

Fully carpeted, double glazed window to the front aspect, radiator, wood fire unit and both TV and Internet points.

#### **Kitchen**

Tiled flooring throughout, double glazed windows to the rear aspect, combi boiler, electric hob and oven with induction, plumbing for washing machine, space for fridge/freezer, fitted cupboards and work surfaces and black plastic sink basin.

#### **Garden Room**

Double glazed door to rear aspect and windows to front and rear aspect, TV point, two radiators and laminate flooring

#### **First Floor Landing**

Double glazed window to side aspect, access to part boarded loft space, airing cupboard and fully carpeted.

#### **Bedroom One**

Double glazed window to the front aspect, fully carpeted, built in wardrobe and radiator.

#### **Bedroom Two**

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

#### **Bedroom Three**

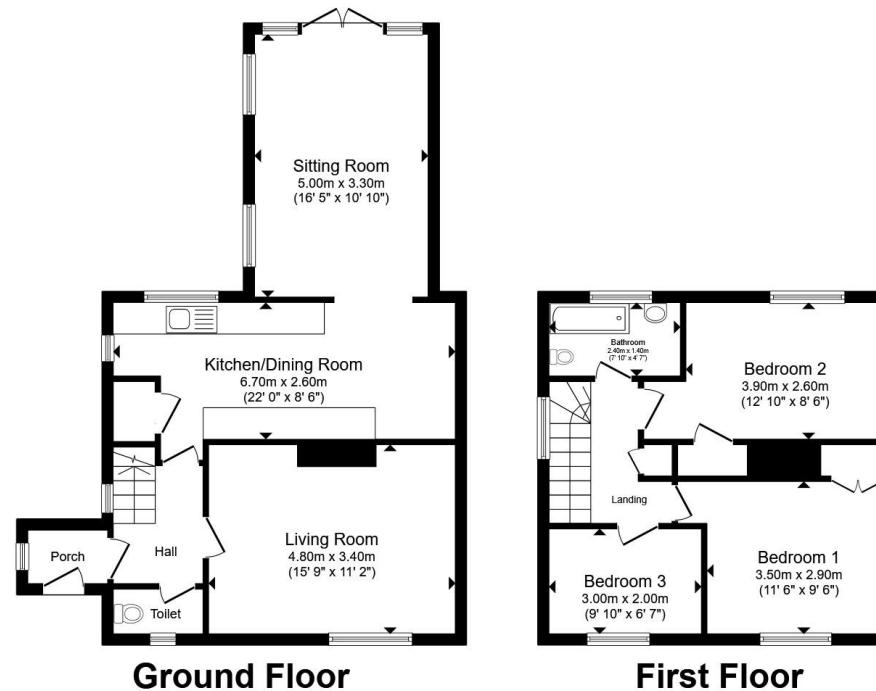
Double glazed window to the front aspect, fully carpeted and radiator.

#### **Bathroom**

Double glazed window to the rear aspect, fully tiled, shower unit, WC, wash basin, spot lights and radiator.

#### **Exterior**

Driveway with ample parking, grass and patio to the front, mature trees, oil tank, shed with electrics, fully enclosed, water tap and electrical socket to the rear.



Total floor area 100.4 m<sup>2</sup> (1,081 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)



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## Highfields, Felmingham North Walsham

- Generous mature garden
- Good sized outbuilding
- Less than three miles from North Walsham town centre
- Garden room extension
- Ample driveway parking
- Wood burner
- Semi-rural location

Tenure: Freehold EPC Rating: D

Council Tax Band: B

# £280,000



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Property Ref:  
NWM109961 - 0003

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Please note the marker reflects the postcode not the actual property

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