



**Norwich Road, North Walsham, NR28 0DU**



**welcome to**  
**Norwich Road**

Located on the popular Norwich Road, this beautifully presented, period family home positions itself well for access to North Walsham Town centre and is just a short walk to the train station. The property is also just a short drive to the local beaches, woods and Norfolk Broads!



### Entrance Hall

With a double glazed door to the front and wood flooring.

### Lounge

13' x 12' 2" ( 3.96m x 3.71m )

With a double glazed bay window to the front, gas fire place, radiator, TV point and wood flooring.

### Dining Room

12' 2" x 10' 11" ( 3.71m x 3.33m )

With a double glazed window to the rear, radiator, TV point, picture rails and carpet flooring.

### Kitchen

14' 8" x 9' 11" ( 4.47m x 3.02m )

With a fitted kitchen, wall and base unit, sink/drainers, gas cooker point, cooker hood, plumbing for dishwasher, work surfaces, breakfast bar, double glazed window to the side and wood flooring.

### Bathroom

With a four piece suite comprising of a roll top bath, shower cubicle, wash hand basin and WC. Part tiling, vinyl flooring and double glazed window to the rear,

### Landing

With doors leading to bedroom 1, bedroom 2 and bedroom 3.

### Bedroom 1

16' x 12' 3" ( 4.88m x 3.73m )

With a double glazed window to the front, radiator and carpet flooring.

### Bedroom 2

12' 2" x 10' 11" ( 3.71m x 3.33m )

With a double glazed window to the rear, radiator and carpet flooring.

### Cloakroom

With a WC, wash hand basin and double glazed window to the side

### Bedroom 3

10' x 9' 9" ( 3.05m x 2.97m )

With a double glazed window to the rear, radiator and laminate flooring.

### Front Garden

Gravelled driveway with mature shrubs and access to the rear garden and garage. Parking for several cars.

### Rear Garden

With a low maintenance patio area to the rear with further lawned area. Mature shrubs and flower beds.

### Garage

With a full sized car pit, power and light.



***view this property online*** [williamhbrown.co.uk/Property/NWM106281](http://williamhbrown.co.uk/Property/NWM106281)



## welcome to Norwich Road

- Semi Detached House
- Three Bedrooms
- Off Road Parking
- Garage & Landscaped Garden
- Close To Amenities

Tenure: Freehold EPC Rating: E

guide price

**£260,000 - £275,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/NWM106281](http://williamhbrown.co.uk/Property/NWM106281)

**see all our properties on** [zoopla.co.uk](http://zoopla.co.uk) | [rightmove.co.uk](http://rightmove.co.uk) | [williamhbrown.co.uk](http://williamhbrown.co.uk)



Property Ref:  
NWM106281 - 0011

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



**01692 402861**



[NorthWalsham@williamhbrown.co.uk](mailto:NorthWalsham@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**