

Lime Tree Road, North Walsham, NR28 9DY

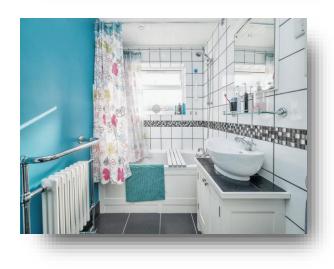


# welcome to

# Lime Tree Road, North Walsham

This spacious Four Bedroom, Semi-Detached House, with good sized garden is within short walking distance of North Walsham town centre and would make an ideal Family Home!













#### Description

Situated within walking distance of North Walsham town centre, public transport links to Norwich and North Norfolk coast and town amenities, this spacious semi-detached house would make an ideal family home. The property offers accommodation comprising entrance hall, open plan lounge and dining room, kitchen and bathroom on the ground floor. On the first floor, you will find two double bedrooms and a single bedroom. On the second floor, you will find a master bedroom with en suite shower room. Externally, the property benefits from side access into the rear garden which comprises lawn, patio, bushes, flower beds, pond, and two garden sheds with power and lighting. Viewing is essential to fully appreciate this lovely property!

#### **Entrance Hall**

Door to front aspect, under stairs storage, gas central heating boiler, radiator and laminate flooring.

# Kitchen Image: Second Floor Dining Room Image: Second Floor Ground Floor First Floor Second Floor Second Floor

Lounge

Kitchen

flooring.

Bathroom

**Dining Room** 

12' x 12' (3.66m x 3.66m)

17' 8" x 7' (5.38m x 2.13m)

radiator and carpeted flooring.

12' x 11' 10" (3.66m x 3.61m)

Double glazed window to the front aspect, cupboard, dado rail, TV and telephone points, electric fire,

Double glazed window to the rear aspect, dado rail,

Fitted kitchen with range of wall and base units, work

washing machine, one and a half stainless steel sink

drainer, tiled splash backs, double glazed window to

Suite comprising of bath with mixer taps and shower

surfaces over, gas cooker point with cooker hood

above, space for fridge freezer, plumbing for

the side aspect, door into garden and laminate

radiator, carpeted flooring and archway into:

#### This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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# **First Floor**

#### **Bedroom Two**

12' x 9' 5" (3.66m x 2.87m) Double glazed window to the front aspect, fitted wardrobe, radiator and carpeted flooring.

# **Bedroom Three**

 $12^{\prime}$  x 9' (3.66m x 2.74m) Double glazed window to the rear aspect, radiator and carpeted flooring.

#### **Bedroom Four**

 $9' \times 8' 6'' (2.74m \times 2.59m)$ Double glazed window to the rear aspect, fitted desk, wall mounted radiator and wooden flooring.

# Second Floor

# **Bedroom One**

13' x 10' (3.96m x 3.05m)

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

# **En Suite Shower Room**

Shower cubicle with electric shower, wash hand basin, WC, skylight, part tiled and vinyl flooring.

# Exterior

At the rear of the property is a good sized garden enclosed by fencing with lawn, patio, two garden sheds with power and lighting, pond, flower beds, bushes, shrubs and access gate to front.



# welcome to

# Lime Tree Road, North Walsham

- Master Bedroom with En Suite Shower Room
- Open Plan Lounge and Dining Room
- Good Sized Rear Garden
- Walking Distance to Town Centre
- Ideal Family Home

Tenure: Freehold EPC Rating: D

offers over

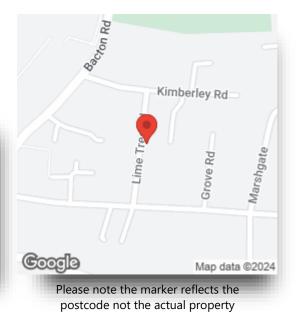
£280,000





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The Property Ombudsman

Property Ref: NWM108679 - 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 buyer's 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.

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