

home for sale

watsons



5 Northmead Drive, North Walsham, NR28 0AU

Deceptively spacious detached bungalow providing 3 double bedrooms and a 4th bedroom/study and generous enclosed rear garden.

- Well Presented and Extended • Sitting Room with French doors to rear garden • Large Dining Room • Kitchen/Breakfast Room with French doors to rear garden • 3 Double Bedrooms and Bedroom 4/Study • Shower Room and Bathroom • Gas Central Heating and uPVC Double Glazing • Generous Enclosed Garden to Rear • Large Single Garage and Ample Driveway Parking • Ref: NW00353

£275,000 Freehold

VIEWING: Strictly by prior arrangement with the agents

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Sitting Room



Kitchen/Breakfast Room



Kitchen/Breakfast Room



Family Bathroom



Dining Room



Rear Garden



Rear Garden



Rear Garden

Location

A bustling medieval market town in North East Norfolk, North Walsham sits midway between the North Norfolk Coast, the Norfolk Broads and Norwich. North Walsham offers a wide range of shopping facilities including Waitrose and Sainsburys, all levels of schooling including Paston College (a sixth form college), Victory swim & fitness centre, doctor's surgeries, cottage hospital and state of the art cinema. Nearby, Bacton Woods are great for a woodland walk or for mountain biking. The town is served by North Walsham railway station, running between Norwich, Cromer and Sheringham. Norwich city centre is approximately 14 miles south west and boasts an excellent range of shopping facilities along with mainline rail link to London and an International Airport.

Description

This detached bungalow has been extended and provides 3 double bedrooms and a study/bedroom 4. There is a large sitting room, large dining room and spacious kitchen/breakfast room with pantry and utility room off. The main bathroom has a corner bath and there is also a shower room. The bungalow is gas centrally heated with a modern Vaillant gas fired central heating boiler and uPVC double glazed. There is a soft water system installed and the whole bungalow has been wired for ethernet. There is potential for part of the loft to be converted (subject to usual planning permissions).

Outside, there is a larger than average single garage and the driveway provides parking for 4/5 cars. Gated access to the rear garden which is generously sized and provides an extensive paved patio area with lawn beyond with an impressive mature willow tree to the far corner.

The accommodation comprises:

Half glazed door to:

Reception Hall

Radiator, door to built-in cloaks cupboard, access to loft space, coving to ceiling, part tiled floor, part carpeted.

Sitting Room

19' 8" x 13' (5.99m x 3.96m) (Rear and Side Aspect) 2 radiators, t.v. point, coving to ceiling, tiled floor. French doors to rear garden.

Dining Room

16' 11" x 10' 11" (5.16m x 3.33m) (Rear Aspect) 2 radiators, coving to ceiling, tiled floor. French doors to rear garden. Door to kitchen/breakfast room.

Kitchen/Breakfast Room

19' 8" x 13' (5.99m x 3.96m) narrowing to 8' 5" (2.57m) to one end (Rear and Side Aspect) Base cupboard and drawer units with rolled edge worktops over, matching wall cupboards, matching breakfast bar, stainless steel one-and-a half bowl sink unit with mixer tap, tiled splashbacks. Gas fired range cooker with extractor over, built-in microwave. Door to built-in shelved pantry cupboard, vinyl flooring, French doors to rear garden, door to:

Utility Room

8' 6" x 4' 8" (2.59m x 1.42m) (Front and Rear Aspect) Space and plumbing for automatic washing machine, space for upright fridge/freezer, built-in cupboard housing lagged hot water tank and wall mounted Vaillant gas fired central heating boiler, vinyl flooring. Half glazed door to rear garden.

Bedroom 1

13' 4" x 9' 4" (4.06m x 2.84m) (Front Aspect) Radiator, coving to ceiling laminate flooring.

Bedroom 2

13' 5" x 9' 2" (4.09m x 2.79m) (Front Aspect) Radiator, coving to ceiling, laminate flooring.

Bedroom 3

12' 8" x 9' 11" (3.86m x 3.02m) (Front Aspect) Radiator, coving to ceiling, laminate flooring.

Bedroom 4/Study

9' 4" x 7' 9" (2.84m x 2.36m) plus 5' x 5' (1.52m x 1.52m) (Front Aspect) Radiator, coving to ceiling, laminate flooring,

Bathroom

9' 7" x 6' 10" (2.92m x 2.08m) (Front Aspect) 4 piece suite comprising corner bath with telephone style mixer shower attachment, pedestal wash basin, bidet and low level w.c. Stainless steel towel radiator, part tiled walls, coving to ceiling, tiled floor.

Shower Room

8' 1" x 5' 6" (2.46m x 1.68m) (Side Aspect) 3 piece suite comprising fully tiled shower cubicle with glazed door, vanity cupboard with inset wash basin and low level w.c. Stainless steel towel radiator, part tiled walls, coving to ceiling, tiled floor.

Outside

0' 0" x 0' 0" (0m x 0m) To the front is a driveway providing parking for 4/5 cars and leading to a large detached GARAGE measuring 19' 11" x 11' 8" (6.07m x 3.56m) with electric door, power, light, covered pit, door and window to side. Lawned garden to front.

The rear garden provides an extensive patio area with lawn beyond. At the far end of the garden is a mature willow tree which is pollarded every 10 years. Behind the garage is an area for planting and a shingled area to the far end. Timber garden shed. The garden is enclosed by mature hedging and fencing.

Services

All mains services are available.

Local Authority

North Norfolk District Council, Holt Road, Cromer, NR27 9EN. Tel: 01263 513811.
Currently Band D.

EPC Rating

The Energy Rating for this property C. Full Energy Performance Certificate will be available on request.

We Are Here To Help

If your interest in this property is dependent on anything about the property or its surroundings which are not referred to in these sales particulars, please contact us before viewing and we will do our best to answer any questions you may have.

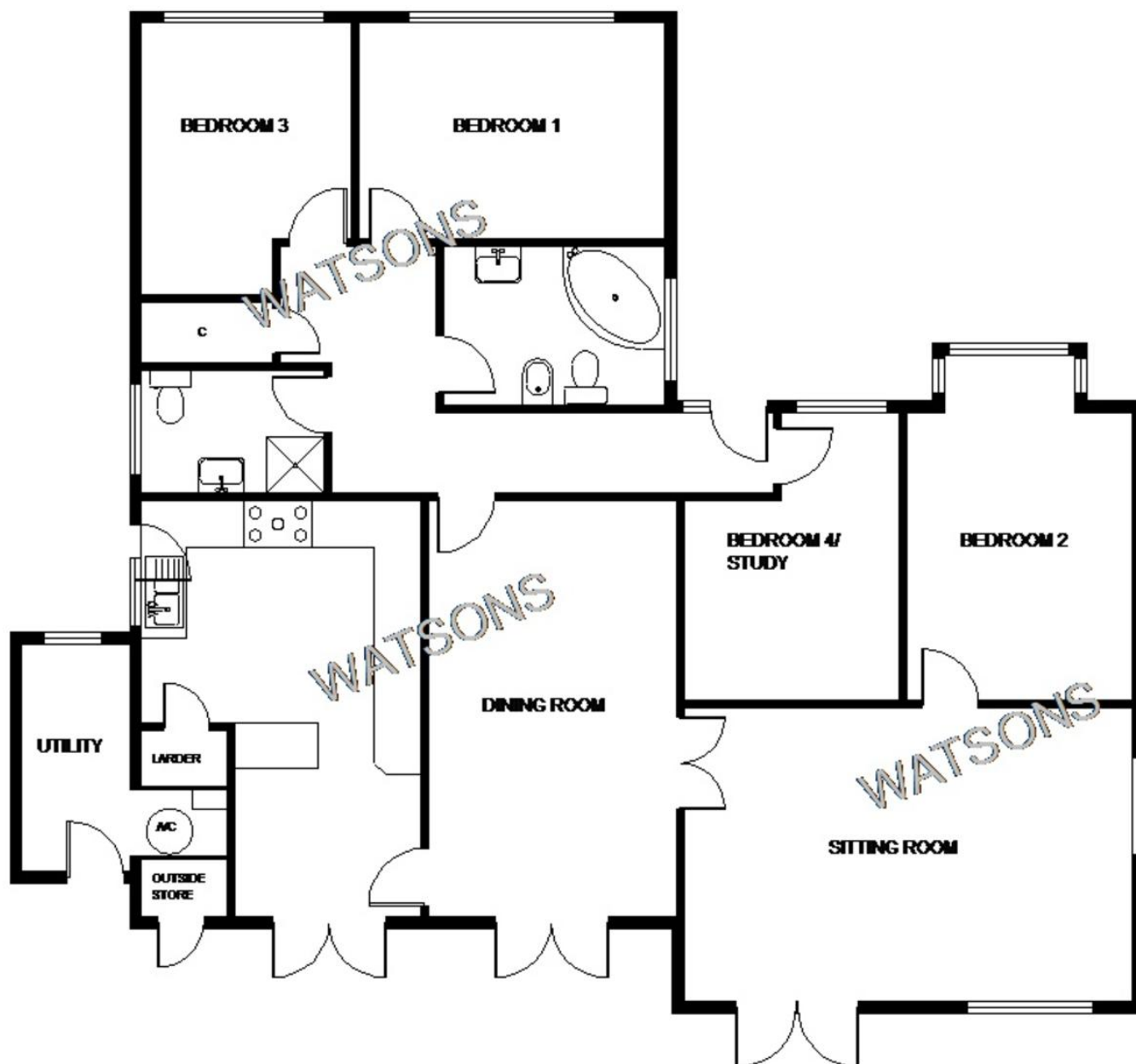
Directions:

From North Walsham Market Place turn left and left again into Grammar School Road. At the mini roundabout take the second left into Kings Arms Street and proceed in the right hand lane up Park Lane. At the end of the road turn right into Aylsham Road. At the traffic lights continue straight ahead into Mundesley road, then turn left into Northfield Road. At the T-junction, turn right into Northmead Drive where the property will be found on the left hand side.

We Are Open

Monday to Friday 9am to 5.30pm and Saturday 9am to 4pm.

Floorplan



CONSUMER PROTECTION REGULATIONS

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Floor plans, when included, are not to scale and are intended to give a guide of the layout of the accommodation only. Adjoining properties are not shown.

DATA PROTECTION ACT

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