



## OAKLANDS PARK , NORTH WALSHAM, NR28 0AG

£550,000  
FREEHOLD

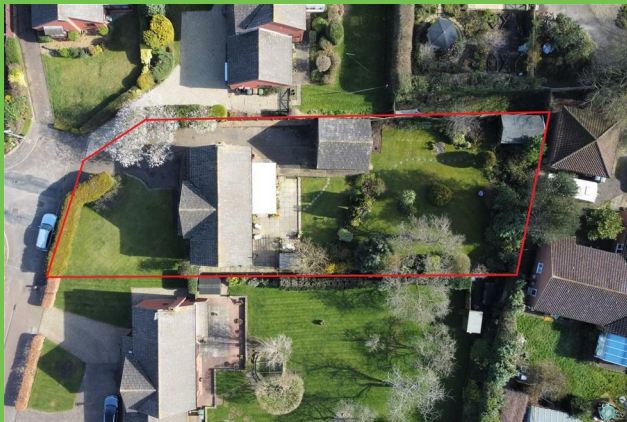
\*\* £550,000 to £575,000 GUIDE PRICE \*\*

A well presented spacious 4 bedroom detached house set within beautiful gardens, double garage and ample off street parking all located in a cul-de-sac location. This wonderful property comprises of large Entrance Hall, Cloakroom, Living Room, Sitting Room, Dining Room, Kitchen, Utility Room, Conservatory, Master Bedroom with Dressing Room and En-suite Shower Room, Three Further Bedrooms, Bathroom, Double Garage, Front Garden, Large Split Level Rear Garden and Ample Off Street Parking. Call Henleys now on 01692 665544

  
**HENLEYS**  
Residential Sales & Lettings

# OAKLANDS PARK

- £550,000 to £575,000 (Guide Price)
- Detached
- Spacious 22ft Lounge, Sitting Room
- Conservatory
- Cul-de-sac Location
- Double Garage & Off Street Parking
- Dining Room, Kitchen, Utility Room
- Perfect Family Home.
- Call Henleys to view



## OVERVIEW

A well presented spacious 4 bedroom detached house set within beautiful gardens, double garage and ample off street parking all located in a cul-de-sac location. This wonderful property comprises of large Entrance Hall, Cloakroom, Living Room, Sitting Room, Dining Room, Kitchen, Utility Room, Conservatory, Master Bedroom with Dressing Room and En-suite Shower Room, Three Further Bedrooms, Bathroom, Double Garage, Front Garden, Large Split Level Rear Garden and Ample Off Street Parking. Call Henleys now on 01692 665544

## ENTRANCE HALL

Obscure glazed window to the front aspect, wooden front entrance door with inset obscure glazed panel, coving to the ceiling, dado rail, wall mounted radiator, archway leading through to the inner hallway, door leading to the cloakroom.

## DINING ROOM

uPVC double glazed window to the front aspect, coving to the ceiling, archway leading into the kitchen, wall mounted radiator and fitted carpet.

## KITCHEN

uPvc double glazed window to the rear aspect overlooking the garden, matching range of base and wall mounted units set beneath complimenting roll edge work surfaces, matching low rise splash backs, space for fridge freezer, freestanding range style cooker with stainless steel chimney style extractor hood above

and stainless steel splash back, inset stainless steel single bowl sink and drainer unit with swan neck tap over, under cupboard lighting, three spotlights set into the pelmet over the rear window, ceramic tiled flooring, coving to the ceiling, wall mounted radiator, door leading into the utility room

## UTILITY ROOM

Window to the side aspect, door leading into the rear garden, matching range of base and wall mounted cupboards with roll edged work surfaces over and matching low rise splash backs, space for washing machine, space for tumble dryer, inset stainless steel single bowl sink and drainer unit with swan neck mixer tap over, floor mounted boiler, ceramic tiled flooring, coving to the ceiling, radiator.

## SITTING ROOM

Pair of panel glazed doors with panel glazed side windows leading into the conservatory, coving to the ceiling, dado rail, wall mounted radiator and fitted carpet.

## LIVING ROOM

uPVC double glazed window to the front and side aspects, pair of double glazed sliding doors leading into the conservatory, feature fireplace with ornate surround with matching marble backing hearth with inset gas flame effect fire, coving to the ceiling, two ceiling roses, two wall lights points, two wall mounted radiators and fitted carpet.

## LANDING

Stairs rising from the ground floor, large double glazed picture window framing views over the front garden, coving to the ceiling, dado rail, hatch leading to the loft space, doors leading to all bedrooms and family bathroom, wall mounted radiator.

## MASTER BEDROOM

Double glazed window to the front aspect, coving to the ceiling, wall mounted radiator, archway leading through to the dressing area.

Dressing area comprises uPVC double glazed window to the rear aspect, range of built in wardrobes, coving to the ceiling, space for a dressing table, wall mounted radiator. Door to en suite Obscure uPVC double glazed window to the rear aspect, fitted corner shower cubical with wall mounted shower unit, low level WC, pedestal wash hand basin with mixer tap over, fully tiled walls around the shower and sink unit, spotlights to the ceiling, wall mounted radiator.

## BEDROOM TWO

uPVC double glazed window to the rear aspect, built in double wardrobe, coving to the ceiling, wall mounted radiator and fitted carpet.

## BEDROOM THREE

uPVC double glazed window to the front aspect, coving to the ceiling, wall mounted radiator and fitted carpet

## BEDROOM FOUR

uPVC double glazed window to the front aspect, built in

double wardrobe, coving to the ceiling, wall mounted radiator and fitted carpet.

## BATHROOM

Obscure double glazed window to the rear aspect, fitted corner bath with mixer tap over, half tiled walls, dado rail, separate shower cubical with fully tiled walls around and wall mounted shower attachment, low level WC, large pedestal wash hand basin with mixer tap over, half tiled walls, coving to the ceiling, spotlights to the ceiling, tile effect flooring, built in airing cupboard, radiator.

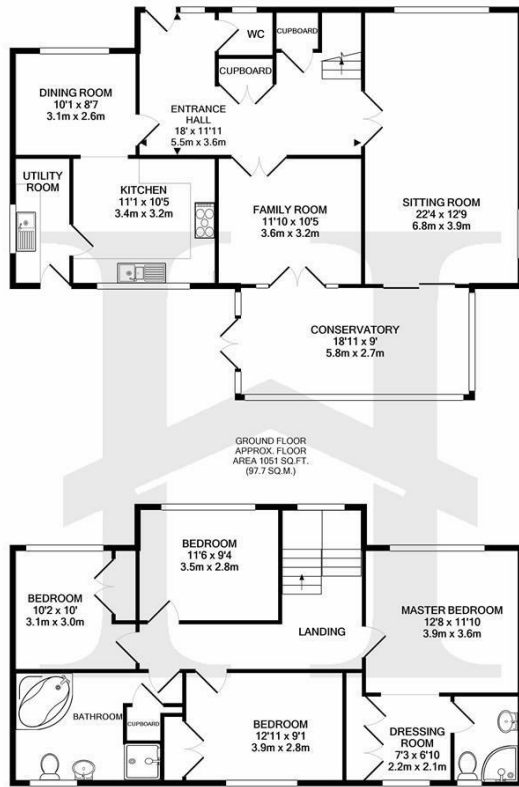
## OUTSIDE

Directly to the rear of the house is a large patio/entertaining area which leads into the first lawn area with a pathway meandering through into the top garden. The top garden offers a large expanse of lawn with mature flowing shrub borders to all boundaries wooden garden shed is located to the far corner and offer privacy and seclusion. In total the plot is around 1/3rd acres (stms).

Garage: 18'7" x 17'10" (5.7m x 5.4m) Detached double garage, pair of up and over garage doors, glazed window to the side, part glazed door to the side aspect leading into the garden, power and light connected.

## 9 OAKLANDS PARK





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		57	67
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



15 West Street  
Cromer  
Norfolk  
NR27 9HZ

01263 511111  
cromer@henleysea.co.uk  
www.henleysea.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements