



## ARNOLD PITCHER CLOSE

### NORTH WALSHAM, NR28 0FG

£200,000  
FREEHOLD

This beautiful maintained three bedroom mid terrace in the quiet residential area of Arnold Pitcher Close. The property comprises of a spacious and bright living room, a kitchen diner, WC, three bedrooms and a family bathroom with dual access from the landing and bedroom one.

The property also comes with allocated parking to the rear and low maintenance gardens to both the front and rear.

This would make a wonderful family home with the town centre, shops and schools approximately 1 mile away and a fully enclosed rear garden to relax in.

Call Henleys to book a viewing

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Residential Sales & Lettings

## ARNOLD PITCHER CLOSE

- \*\* CHAIN FREE \*\* • Three Bedroom • Quiet Residential Area of North Walsham • Dual Access Family Bathroom • Spacious and Bright Living Room • Allocated Parking • Spacious Fitted Kitchen • Gas Central Heating • Enclosed Low Maintenance Rear Garden • Call Henleys to book a viewing



### North Walsham

A popular market town, North Walsham situated a few miles from the seaside town of Cromer and The Norfolk Broads capital, Wroxham.

The town offers many amenities including a range of supermarkets, leisure facilities, shops, primary and secondary schools, sixth form college, doctors surgeries and a cottage hospital.

There are regular bus and train services to the cathedral city of Norwich, where there are a wider range of facilities including an international airport and mainline.

Situated a short commute away from Norwich with its many amenities, Wroxham is renowned for its boating culture.

Standing on the river Bure, the village is divided by the river and shares its many attractions with the neighbouring Hoveton St John. Whether on the water or congregating in the busy pubs and restaurants on offer, there is something that will capture the heart of everyone. If you choose to hire a boat, you can travel at a leisurely pace along the broads and moor up at one of the local pubs. The Ferry Inn at Horning serves food all day and offers a fantastic outdoor space and plenty of mooring.

If you would rather stay on dry land, you can wander through the riverside park and feed the ducks, enjoy afternoon tea at one of the quaint tea rooms or simply sit and watch the boats go by in a sunshine filled pub garden.

The Bure Valley railway, which started in 1900, begins its journey in the centre of Wroxham. Both a steam and diesel train run the 18 mile round trip, taking you on a tour of pretty Norfolk villages and ending in Aylsham.

### Overview

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### Hallway

Enter through a uPVC door to hallway with wall mounted radiator, carpeted stairs to the first floor, vinyl tiled flooring and doors to WC, Living Room, Kitchen/Dining Room and under stairs storage.



### WC

Obscured double glazed window to front aspect, wall mounted radiator, pedestal basin, close coupled dual flush WC, tiled splashback with mosaic accent and wood effect vinyl tiled floor.

### Kitchen/Dining Room

Double glazed window to front aspect, wood effect wall and base units, granite effect laminate worktop, one and a half bowl sink with drainer and mixer tap, integrated oven, gas hob with integrated extractor over, wall mounted radiator, space for dining table and chairs, space and plumbing for washing machine, space for under counter fridge/freezer, serving hatch to living room, space for freestanding fridge freezer, tiled splashback and vinyl tiled floor.

### Living/Dining Room

Double glazed windows and French doors to rear aspect, wall mounted radiator, TV point, wood effect vinyl tiled flooring and space for a dining area beside the wall hatch.

### Landing

Carpeted stairs lead to a wood effect vinyl tile floored landing area with wall mounted radiator, and doors to bedroom one, two and three, the family bathroom and a storage cupboard housing the gas combi boiler.

### Bedroom One

Double glazed window to rear aspect, wall mounted radiator, door to Family Bathroom and wood effect vinyl tiled flooring.

### Bedroom Two

Double glazed window to front aspect, wall mounted radiator, TV point, loft hatch and wood effect vinyl tiled floor.

### Bedroom Three

Double glazed window to front aspect, wall mounted radiator, TV point and wood effect vinyl tiled floor.

### Family Bathroom

Bath with grab bars, pedestal basin, close coupled dual flush WC, shower enclosure with sliding door corner entry, wall mounted radiator with towel rail above, extractor fan, wall mounted mirror, tiled splashback with mosaic accent, wood effect vinyl tiled floor and doors to both the landing and bedroom one.

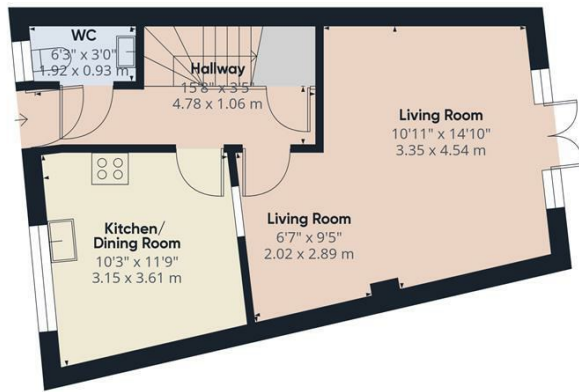
### Outside

To the front is a path to the front door with gravelled areas to each side and plants/shrubs.

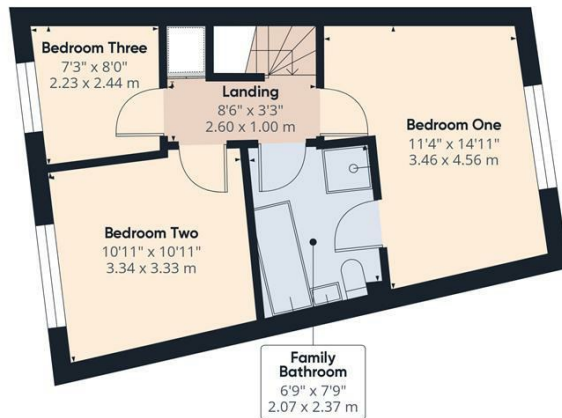
The rear garden is mainly gravelled to be low maintenance with a path up the middle to steps up to the rear allocated parking through the timber gate.

## 34 ARNOLD PITCHER CLOSE





Ground Floor



Floor 1

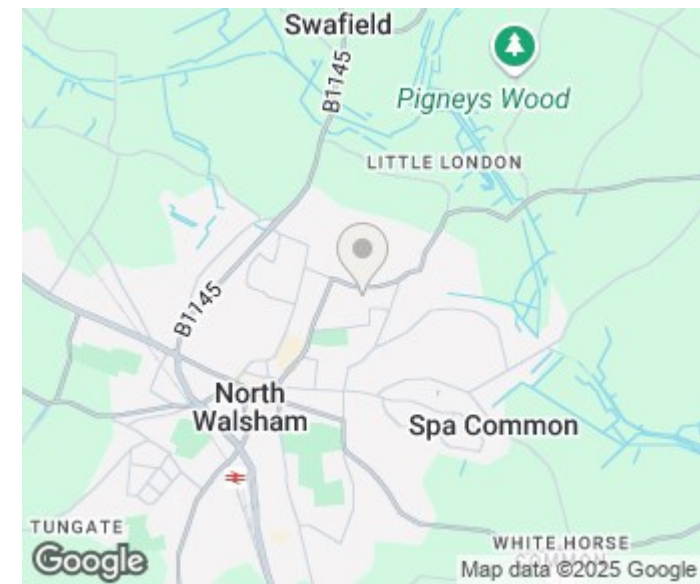
Approximate total area<sup>m</sup>  
835.06 ft<sup>2</sup>  
77.58 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	77	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	