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ESTATE AGENTS



**35 New Road
North Walsham**

Price: Guide Price
£250,000

Information

Pretty semi-detached Victorian house set in a large plot with three bedrooms, two reception rooms, open plan dining room to the kitchen and with a big garden.

This lovely house has been updated and presented with a stylish and contemporary finish yet still incorporating the original features including the picture rails, dado rails, high skirting boards, cornices, and coving and plenty more.

A wood burner has been installed to the sitting room.

New boiler installed in 2024.

The village of North Walsham is a sought-after north Norfolk market town and is walking distance to the centre. Near to the north Norfolk coastline, this property will also make a good holiday let.

OFFERED WITH NO ONWARD CHAIN Gas Fired Central Heating. Energy Performance Rating D

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Description

Entrance Hall

Entrance door, stairs to first floor, door to lounge and dining room, under-stairs cupboard

Sitting Room 13' 6" x 12' 7" (4.11m x 3.84m)

Bay window to front, built-in storage, radiator, wood burner creates a central point to the room, radiator

Dining Room 12' 7" x 10' 0" (3.84m x 3.04m)

Open plan to kitchen, rear to garden and side, window to side, large under-stairs cupboard / pantry with space for tumble dryer

Kitchen 11' 9" x 9' 1" (3.58m x 2.76m)

Door to rear lobby and bathroom, comprising a range of base and wall unit with hardwood work-top and upstands, under-mount sink, integrated dishwasher, space and plumbing for washing machine, gas hob with extractor above, integrated fridge, radiator

Family Bathroom 11' 1" x 5' 9" (3.38m x 1.76m)

Window to side, fitted bath with shower over, vanity wash basin with fitted cupboard, WC, tiled walls, radiator

First Floor Landing

Window to side and doors to all bedrooms

Bedroom 1 12' 8" x 10' 0" (3.86m x 3.04m)

Window to front, radiator

Bedroom 2 10' 0" x 8' 11" (3.04m x 2.72m)

Window to side, radiator

Bedroom 3 11' 9" x 9' 1" (3.58m x 2.76m)

Window to rear, radiator

Outside front

Ample off street parking for several vehicles

Rear Garden

Large rectangular garden which is mainly laid to lawn with potential to create a good patio space and large storage shed at the end of the garden.

Summary of accommodation

- Victorian Semi-Detached House
- Lovely Presentation
- Three Bedrooms
- Two Reception Rooms
- Open Plan Dining & Kitchen
- Downstairs Bathroom

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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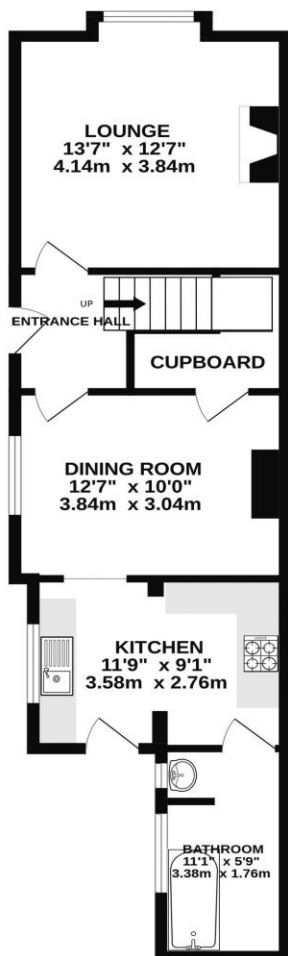
Email: yvonne@astleyandco.com

Website: www.astleyandco.com

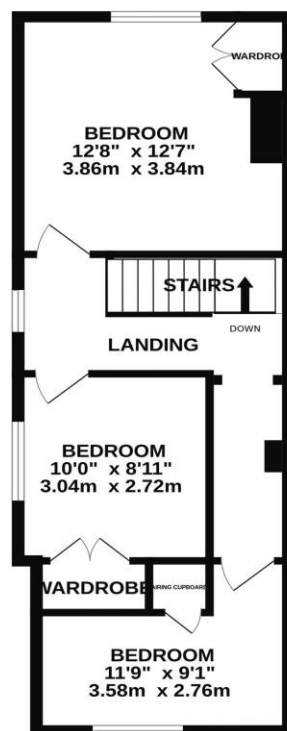
Tel: 01603 415182

Fax:

GROUND FLOOR
526 sq.ft. (48.8 sq.m.) approx.



1ST FLOOR
464 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 990 sq.ft. (92.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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