



Pickford Close, North Walsham NR28 0UH

welcome to

Pickford Close, North Walsham

Move in ready four bedroom family home, positioned in a quiet residential area, yet just moments from the heart of North Walsham, this home offers the best of both worlds. With excellent local amenities, schools and transport links nearby.



Description

Situated in a quiet cul-de-sac location, this well-presented home at Pickford Close offers comfortable and practical living within easy reach of North Walsham town centre. The property provides well-proportioned accommodation throughout, comprising a welcoming entrance, cloakroom, a bright and spacious living room, dining room, fitted kitchen and utility on the ground floor. Upstairs, there are four good-sized bedrooms along with a family bathroom and an ensuite off the master bedroom. Externally, the property benefits from a private enclosed rear garden, mainly laid to lawn with patio space, perfect for outdoor dining. To the front, there is a garage and a driveway, adding further convenience.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Porch

Door to side aspect, double-glazed window to front aspect, storage cupboard, radiator, tiled flooring.

Entrance Hall

Double-glazed window to side aspect, stairs to first floor, understairs cupboard, radiator, laminated flooring.

Cloakroom

Double-glazed window to rear aspect, WC, wash hand basin, radiator, laminated flooring.

Lounge

Double-glazed window to front aspect, radiator, telephone/TV point, double doors into dining room, electric fire (gas point available) and carpeted flooring.

Dining Room

Patio doors to rear aspect, double doors from lounge, radiator, laminate flooring.

Kitchen

Fitted kitchen with a range of wall and base units with work surfaces over, electric oven and hob with extractor hood, one and a half sized sink and drainer, tiled splashback, plumbing for dishwasher, breakfast bar, double-glazed window to side aspect, radiator and tiled flooring.

Utility

Double-glazed window to side aspect and door to rear aspect, wall units and work surfaces, plumbing for washing machine, space for tumble drier and fridge/freezer, gas central heating boiler, tiled splashbacks and tiled flooring.

Landing

Double-glazed window to side aspect, airing cupboard with water tank, carpeted flooring.

Bedroom One

Double-glazed window to front aspect, radiator, carpeted flooring.

Ensuite

Double-glazed window to side aspect, shower cubicle, fully tiled walls, wash hand basin, WC, radiator and vinyl flooring.

Bedroom Two

Double-glazed window to side aspect, radiator, carpeted flooring.

Bedroom Three

Double-glazed window to rear aspect, fitted wardrobes, radiator, carpeted flooring.

Bedroom Four

Double-glazed window to side aspect, radiator, carpeted flooring.

Bathroom

Suite comprising bath with mixer tap, WC, wash hand basin, radiator, extractor fan, vinyl flooring, part tiled walls and a double glazed window to the side aspect.

External

This property is on a corner plot, there is a driveway for four cars, a single garage with power and lighting and an up and over door. To the rear there is an enclosed garden accessed via a side gate with a large patio, lawn surrounded by bushes and flower borders, shingle seating area and a lean to. There is an additional garden with mature trees, a large shed and vegetable patch.



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welcome to

Pickford Close, North Walsham

- Desirable Cul-De-Sac Location
- Modern Kitchen & Utility Room
- Enclosed, Lovingly Maintained Rear Gardens
- Garage and Driveway Parking
- Master Bedroom with En-Suite

Tenure: Freehold EPC Rating: C
Council Tax Band: D

offers over
£345,000



Total floor area 119.5 m² (1,286 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Please note the marker reflects the
postcode not the actual property

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Property Ref:
NWM110142 - 0008

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



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