

Aldreds
Estate Agents

6 Royston Green, North Walsham, NR28 9EG

£240,000

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6 Royston Green

North Walsham, NR28 9EG

- Spacious Detached Bungalow
- 5.93m Long Lounge/Diner
- Delightful Enclosed Rear Garden
- Scope to Modernise
- Offered With No Onward Chain
- Two Bedrooms
- Storage Heating
- Driveway Parking, Garage & Garden Store
- Close To Local Amenities
- Early Viewing Advised



Aldreds are pleased offer this spacious two bedroom detached bungalow situated in a desirable position within the popular North Norfolk town of North Walsham. Located close to local amenities, this well positioned property offers accommodation including an entrance hall, lounge/diner, kitchen, two bedrooms and a wet room style shower room.

The property offers uPVC sealed unit double glazed windows, storage heating and lots of potential for further modernisation. A particular feature of the property is the generous rear garden, nicely landscaped with garden store and greenhouse, with driveway parking and garage to the side. Offered with no onward chain. Early internal viewing is recommended.





Entrance Hall

Part glazed entrance door, power points, telephone point, loft access, storage heater, cloaks cupboard, doors leading off;

Lounge/Diner 19'5" x 10'7" reducing to 8'8" (5.93m x 3.25m reducing to 2.66m)

Rear facing window and part glazed French doors leading to rear garden allowing an attractive garden view, fireplace surround with electric coal effect fire, power points, television point.

Kitchen 9'7" x 8'9" (2.94m x 2.69m)

Window to front aspect, fitted kitchen units with rolled edge work surface and tiled splash backs, stainless steel sink drainer with mixer tap, plumbing for washing machine, power points, electric cooker point, extractor, airing cupboard housing hot water cylinder, immersion heater, pantry cupboard housing electric fuse board, part glazed door giving access to;



Porch 8'2" x 3'6" (2.5m x 1.09m)

Glazed to front, side and rear aspects, door leading to rear garden.

Bedroom 1 12'7" x 10'8" (3.84m x 3.26m)

Rear facing window allowing an attractive garden view, storage heater, power points.

Bedroom 2 8'11" x 8'10" (2.72m x 2.69m)

Window to front aspect, storage heater, power points.

Wet Room 8'5" x 5'5" (2.59m x 1.67m)

Two front facing obscure glazed windows, low level w.c., pedestal hand wash basin, part tiled walls, tiled shower area with a wet room style non-slip floor with floor drain and electric shower over, heated towel rail.

Directions

On New Road leaving the town centre, turn left into Pound Road as the road bends to the right and proceed straight across the crossroads with Hall Lane into Marshgate. Turn left into Roysten Green where the property can be found a short way along on the right hand side, located by our 'For Sale' board.





Outside
The property occupies a pleasant position in this quiet residential street with vehicular access to the side of the property via a brick weave driveway leading to adjoining garage with front facing up and over door, The front garden is laid to lawn, with a variety of shrubbery and planting to borders with low level brick wall to front boundary. Access to the side of the property leading to a lovely, spacious rear garden with laid to lawn areas, vegetable patch, greenhouse, garden store and mature hedgerows to boundaries.

Tenure
Freehold.

Services
Mains water, electric and drainage.

Council Tax
North Norfolk District Council - Band: 'C'

Location
The Market Town of North Walsham offers a full range of local amenities and is conveniently located for access to the wonderful North Norfolk Coast and the unique Norfolk Broads. The town offers good public transport and road and train links to the coastal town of Cromer and the Fine city of Norwich.

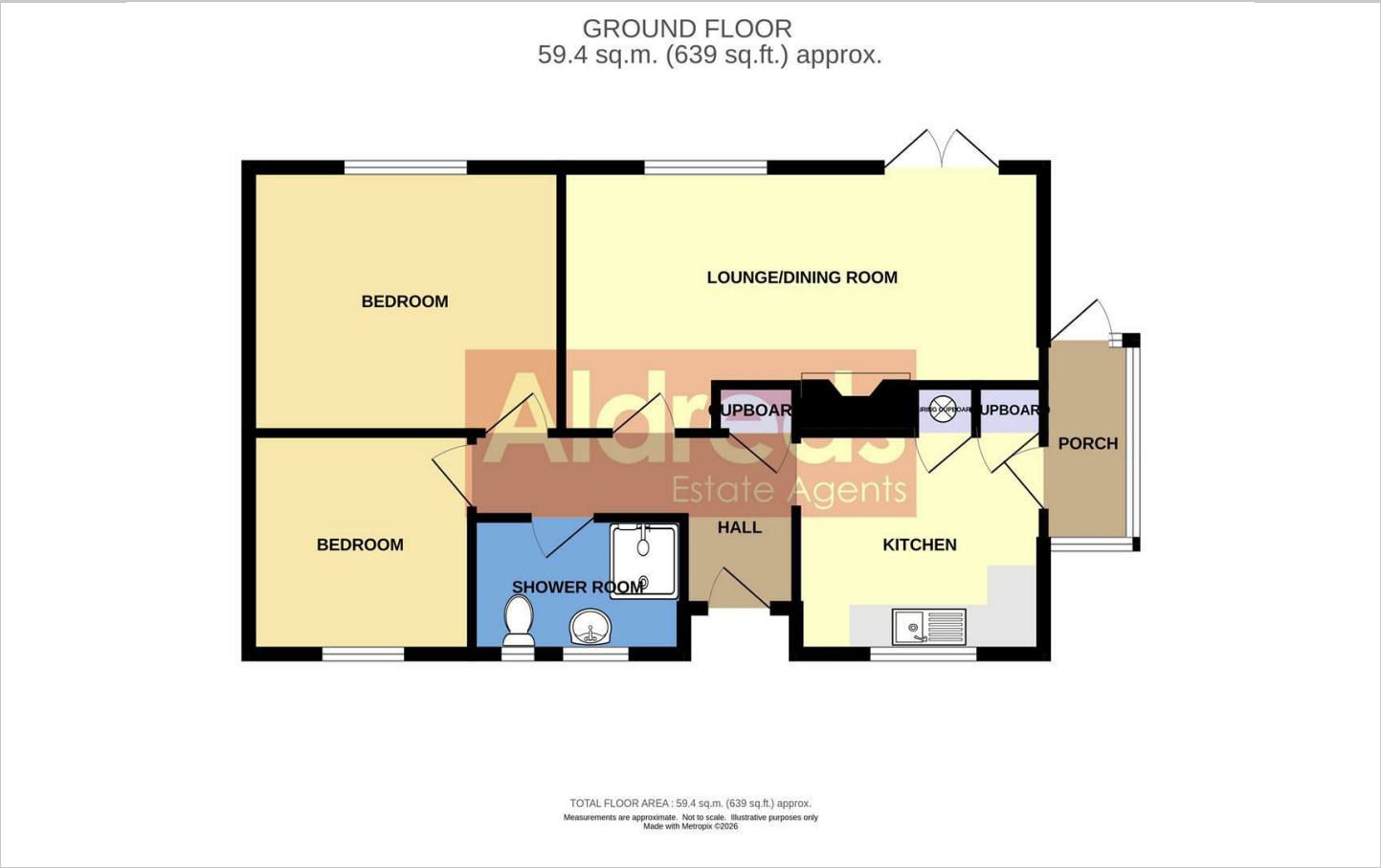
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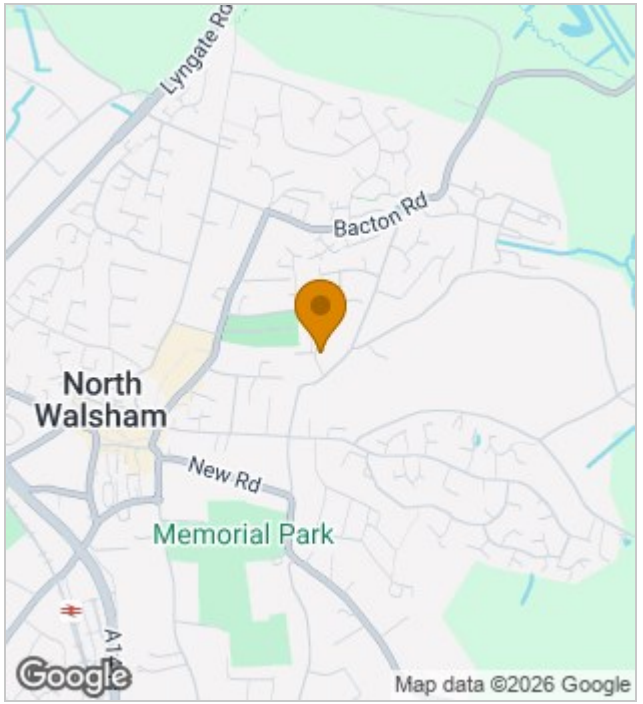




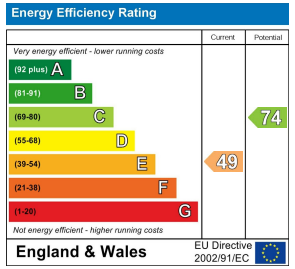
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Stalham Office on 01692 581089
if you wish to arrange a viewing appointment for this property or require further information.

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