



Lynfield Road, North Walsham NR28 0BG

welcome to

Lynfield Road, North Walsham

****NO ONWARD CHAIN**** This immaculately presented and extended three bedroom semi-detached home is ideally situated within walking distance of North Walsham town centre and is perfect for families and first-time buyers alike. Early viewing is highly recommended!



Description

Beautifully presented throughout, this extended three-bedroom semi-detached home offers stylish and versatile accommodation, all within easy walking distance to North Walsham's bustling town centre, local schools and everyday amenities. The property has been thoughtfully extended to create a fantastic open-plan kitchen/ diner, providing the perfect hub for modern family life, entertaining and everyday dining. Complementing this is a bright and spacious lounge/ diner, offering a welcoming space to relax with ample room for both seating and dining areas. The first floor boasts three well-proportioned bedrooms and a family bathroom. Externally, the property offers a well maintained rear garden, ideal for outdoor entertaining, children's play or simply unwinding during the warmer months. Combining modern living and a highly convenient location, this superb home is perfectly suited to first time buyers, growing families or those looking to be within easy reach of North Walsham's excellent range of shops, cafes, schools and public transport links.

Early internal viewing is highly recommended to fully appreciate everything this fantastic home has to offer.

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 Hall

Double glazed door to the side aspect, coat cupboard, radiator, vinyl flooring and doors into lounge/ diner and kitchen.

Kitchen/ Diner

Fitted kitchen with a range of wall and base units with work surfaces over, plumbing for washing machine and dishwasher, one and a half sized composite sink drainer, double eye level electric oven, gas hob with cooker hood above, breakfast

bar, space for fridge freezer, storage cupboard and boiler cupboard, radiator, two double glazed windows to the front aspect and vinyl flooring.

Lounge/ Diner

Two double glazed windows to the side aspect and a double glazed double door to the rear aspect allowing access into rear garden, fireplace with electric fire, wall lights, television point, radiator, carpeted flooring and stairs to the first floor.

First Floor Landing

Access into boarded loft space, airing cupboard with hot water tank and carpeted flooring.

Bedroom One

Double glazed window to the rear aspect, fitted walk in wardrobes, television point, radiator and carpeted flooring.

Bedroom Two

Double glazed window to the front aspect, radiator and carpeted flooring.

Bedroom Three

Double glazed window to the rear aspect, storage cupboard, radiator and carpeted flooring.

Family Bathroom

Suite comprising WC, wash hand basin, P-shaped bath with shower over, shaving point, radiator, vinyl flooring and a double glazed window to the front aspect.

Exterior

The front of the property offers driveway parking for two vehicles and an enclosed side garden, the rear garden is fully enclosed with a brick-built shed, covered bbq area, decking and patio areas, lawn and bordering beds.



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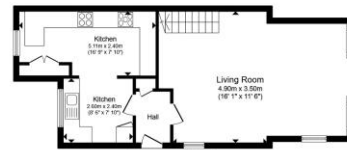
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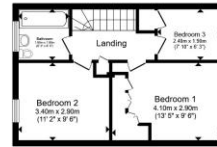
- No Onward Chain
- Enclosed, Landscaped Rear Garden
- Driveway Parking for Two Vehicles
- Front & Rear Extensions
- Modern Kitchen/ Diner

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B



Ground Floor



First Floor

Total floor area 91.1 m² (980 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

william
h brown

£260,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
NWM110065 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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