



62 Norwich Road | | North Walsham | NR28 0DX

Price Guide £350,000

GUIDE PRICE: £350,000 - £375,000 **HIGH QUALITY RENOVATION THROUGHOUT**
Gilson Bailey are delighted to offer this superb, extended and beautifully renovated, Victorian four bedroom semi-detached house in the popular market town of North Walsham. Accommodation comprising entrance hall, bay fronted lounge, spacious dining room currently being used as a home office, stunning kitchen/diner, utility room and WC. On the first floor there are two double bedrooms and stylish bathroom off-landing and the second floor provides a further two double bedrooms. Planning Permission was previously granted for a proposed dormer extension to provide space for a shower room for the existing bedroom in the roof space. Outside there is a shingled front garden with gate and path to front door, an extensive driveway to the side of the neighbouring property which wraps around and leads to a single garage with an enclosed garden to the rear with two patio seating areas ideal for entertaining. The house benefits from double glazing throughout, smart controlled gas central heating and handmade carpet on the stairs with features to include cast-iron fireplaces. The property is presented in excellent decorative order throughout and internal viewing is highly recommended to appreciate the quality on offer.





While every attempt has been made to ensure the accuracy of the description contained herein, measurements of plots, boundaries, 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 condition or efficacy, can be given.
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Location

North Walsham is approximately 14 miles from Norwich City centre and offers a wealth of local amenities including schooling, supermarkets, independent retailers, bars, cafés, doctor surgery, parks and train station with good public transport links to and from Norwich. There is ease of access to the North Norfolk coastline and Broadland villages such as Wroxham.

Accommodation Comprises:

Front door to:

Entrance Hall

With doors to lounge and dining room. Stairs to first floor.

Lounge

4.85m x 3.96m (15' 11" x 13' 0") Double glazed windows to front and side with shutter blinds, radiator, cast-iron fireplace.

Dining Room

4.00m x 4.00m (13' 1" x 13' 1") Double glazed window to side, radiator, cast-iron fireplace.

Kitchen/Diner

8.77m x 4.33m (28' 9" x 14' 2") Quality fitted wall and base units with quartz work tops over, butler sink with tap over, integrated dishwasher, plinth vacuum hoover, Smeg range cooker with Smeg extractor over, two double glazed windows to side, space for fridge and freezer, cast-iron fireplace, uPVC patio doors to rear, radiator.

Utility Room

2.18m x 1.94m (7' 2" x 6' 4") Wall and base units with butler sink and tap over, space for washing machine and tumble dryer, uPVC door to rear, velux window.

WC

Low level WC, hand wash basin, radiator, extractor fan.

First Floor Landing

With doors to bedrooms one and four and staircase to second floor.

Bedroom One

4.01m x 3.96m (13' 2" x 13' 0") Double glazed window to rear, radiator, built-in wardrobes.

Bedroom Four

4.09m x 2.74m (13' 5" x 9' 0") Double glazed window to front, radiator, storage cupboard.

Bathroom

3.87m x 1.51m (12' 8" x 4' 11") Shower cubicle, freestanding bath, low level WC, hand wash basin, de-misting mirror, frosted double glazed window to side.

Second Floor Landing

With doors to bedrooms two and three.

Bedroom Two

4.13m x 3.02m (13' 7" x 9' 11") Double glazed window to front, radiator.

Bedroom Three

4.04m x 3.02m (13' 3" x 9' 11") Double glazed window to rear, radiator.

Shower Room

Shower cubicle, low level WC, hand wash basin, heated towel rail, frosted double glazed window.

Outside - Front

Shingled garden, enclosed by brick walling and timber fencing with iron gate and path to front door.

Large Shingled Driveway

Next to the neighboring property with ample off-road parking and leading to:

Single Garage

With power and lighting.

Outside - Rear

Two patio seating areas ideal for entertaining, lawned area, enclosed by timber fencing.

Local Authority

North Norfolk District Council, Tax Band C


Tenure

Freehold

Disclaimer

To comply with Anti-Money Laundering (AML) regulations, successful buyers must complete the required AML checks and provide proof of funds. A non-refundable fee of £60 including VAT is payable per purchaser, per transaction, including any individuals contributing or gifting funds towards the purchase. Fees are payable for up to a maximum of two purchasers, for the transaction, any additional parties checks will be covered by these fees. This fee must be paid directly to Gilson Bailey & Partners Ltd. All required checks must be completed before a memorandum of sale can be issued.


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	60
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Tenure

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and as so cannot verify that they are in working order or fit for their purpose. Gilson Bailey cannot guarantee the accuracy of the information provided. This is provided as a guide to the property and an inspection of the property is recommended.