



**The Corner House, Holgate Road, North Walsham NR28 9LP**

**welcome to**

**The Corner House, Holgate Road, North Walsham**

This three bedroom semi-detached house in the hamlet of White Horse Common would make an ideal family home set within 2 miles of North Walsham town centre.



Set within the hamlet of White Horse Common, within 2 miles of North Walsham town centre, this immaculately presented and lovingly maintained semi-detached house would make an ideal family home or investment opportunity. The property offers accommodation comprising entrance porch, entrance hall, kitchen/ diner and lounge on the ground floor. The first floor boasts three bedrooms and a family bathroom with utility space. Externally, the property has allocated and driveway parking for two cars and a rear courtyard garden with garden shed and bordering flower beds.

#### Entrance Porch

Double glazed door to the front aspect, storage cupboard and Karndean flooring.

#### Entrance Hall

Stairs to the first floor, double glazed door into the porch, radiator and Karndean flooring.

#### Kitchen/ Diner

Fitted kitchen with a range of wall and base units with work surfaces over, ceramic sink drainer, plumbing for dishwasher, electric cooker point, cooker hood, space for fridge freezer, oil central heating boiler, tiled splashback, radiator, television point, herringbone effect laminate flooring, two double glazed windows to the side aspect and a double glazed door to the side aspect, into the courtyard garden.

#### Lounge

Double glazed window to the front and side aspects, brick fireplace with open fire, wall lights, television point, radiator and carpeted flooring.

#### First Floor Landing

Skylight window to the front aspect, airing cupboard housing hot water tank, eaves storage cupboard, radiator and Karndean flooring.

#### Bedroom One

Double glazed windows to the side and rear aspects, fitted wardrobe, access into loft space, television point, radiator and carpeted flooring.

#### Bedroom Two

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

#### Bedroom Three

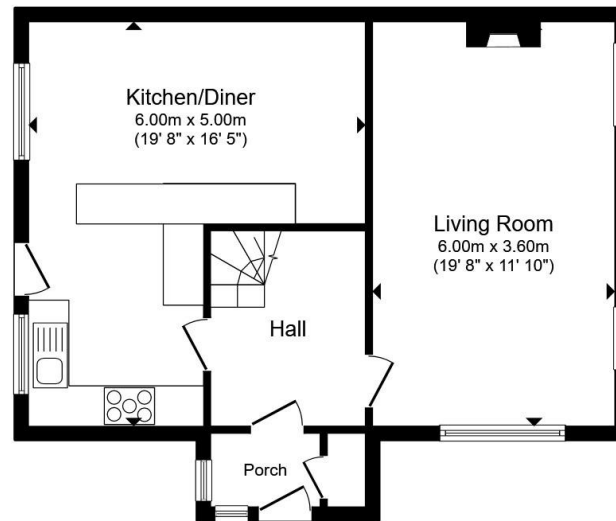
Double glazed window to the front and side aspects, decorative panelling, radiator and carpeted flooring.

#### Family Bathroom

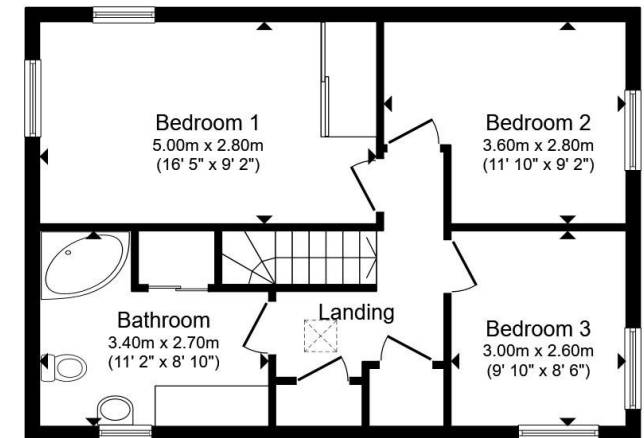
Suite comprising shower cubicle, corner bath with mixer tap, WC, wash hand basin with vanity unit, plumbing for washing machine, space for tumble dryer, heated towel rail, fully tiled walls, tiled flooring and a double-glazed window to the front aspect.

#### Exterior

Parking for the property it has allocated and driveway parking for two cars. The front of the property has steps/ pathway to the front door and lawn area with trees and shrubs. The rear courtyard garden is fully enclosed and has a side gate allowing access to driveway, it is laid with patio, with bordering flower beds, plenty of plants including eucalyptus and jasmine, garden shed and oil tank.



**Ground Floor**



**First Floor**

Total floor area 107.1 m<sup>2</sup> (1,153 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](http://www.propertybox.io)



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## The Corner House Holgate Road, North Walsham

- Modern Family Home
- Semi-Rural Location
- Kitchen/ Diner
- Three Bedrooms
- Two Parking Spaces
- Less Than 2 Miles from Town Centre
- Vendor Has Found!

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

offers over

**£315,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NWM109951 - 0006

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william h brown



**01692 402861**



NorthWalsham@williamhbrown.co.uk



16 Market Street, NORTH WALSHAM, Norfolk,  
NR28 9BZ



**williamhbrown.co.uk**