



Hawthornes Meeting Hill Road, NORTH WALSHAM NR28 9NB

welcome to

Hawthornes Meeting Hill Road, NORTH WALSHAM

A truly rare opportunity to acquire this charming period Semi detached three-bedroom former farm worker's cottage, one of a pair, occupying a substantial plot in the highly sought-after rural location of White Horse Common. Offered with the added benefit of NO ONWARD CHAIN, Book your viewing today!



Description

Set within the sought-after rural location of White Horse Common this delightful three-bedroom home enjoys the perfect balance of countryside living while remaining conveniently located just one mile south-east of North Walsham and its excellent range of amenities.

Occupying a substantial plot, this property presents an exciting opportunity for buyers seeking a project in a highly desirable rural setting. Offering plenty of scope for modernisation and improvement.

The accommodation comprises of a spacious sitting room with fireplace and inset wood burner with twin alcove, the inviting dining room which leads to the fitted kitchen with ample storage and workspace. A practical ground-floor wet room and conservatory space completes the ground floor accommodation. To the first floor are three well-proportioned bedrooms, offering flexible living space for modern family life.

Externally, the property's impressive grounds are complemented by a large double garage, extensive parking, and large lawned gardens to both the front and gated access to rear, providing excellent potential for further landscaping development (subject to planning permission) or outdoor entertaining.

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

Double glazed front entrance door to front aspect, staircase rising to the first floor, and door leading to the lounge.

Lounge

Double glazed window to the front aspect, feature fireplace with inset wood burner, radiator, and under stairs storage cupboard. Door leading to the dining room. Carpet fitted.

Dining Room

Dining Room – Double glazed windows to the side and rear aspects, with a door leading to the kitchen. Carpet fitted. A separate ladder room provides ample storage.

Kitchen

Double glazed window to the side aspect, range of wall and base units with work surfaces, stainless steel sink and drainer, tiled flooring, tiled walls, range cooker, with extractor over, radiator, and double glazed windows.

Wet Room

Fully tiled walls and flooring, a double-glazed window overlooking the rear aspect, and a hand wash basin.

Cloakroom

Low-level WC with fully tiled walls and flooring, hand wash basin, and a double-glazed window to the rear aspect.

Landing

Carpeted flooring and double-glazed window to side aspect.

Bedroom One

Double glazed window to the front aspect and radiator.

Bedroom Two

Double glazed window to the rear aspect and radiator.

Bedroom Three

Double glazed window to the rear aspect and radiator.

External

Externally, the property benefits from a double garage, ample parking, and generous front lawned gardens with enclosed gated access to rear garden, offering plenty of outdoor space.

Rear Access/Utility

Accessed via a rear entrance door, leading to the utility area and kitchen. Tiled flooring, side-aspect window, and radiator.



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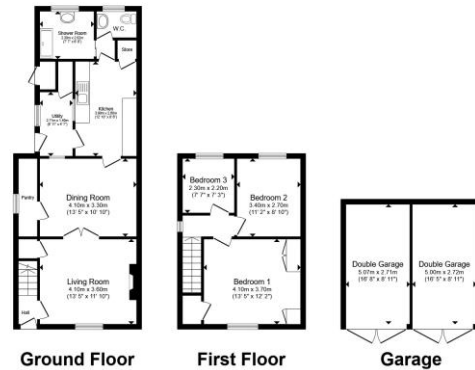


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Hawthornes Meeting Hill Road, NORTH WALSHAM

- Semi Detached Period House
- Three Bedrooms
- Rural Location
- Generous Gardens
- Detached Double Garage

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B



Total floor area 123.5 m² (1,330 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

£325,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
NWM110177 - 0005

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.



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