



GUIDE PRICE

£87,500

Wilds Way, North Walsham, NR28 0FY

Arnolds | Keys





THE PROPERTY

3 Wilds Way, North Walsham, NR28 0FY

SHARED OWNERSHIP Available to purchase at a 35% share, this delightful two bedroom property boasts well presented accommodation with a double width driveway and a south west facing garden. Situated in the picturesque village of Knapton, this beautifully presented home offers deceptively spacious and well appointed accommodation throughout. The property welcomes you with an entrance hall and convenient ground floor cloakroom, leading through to a well equipped kitchen and a generous lounge diner with patio doors opening onto the rear garden, creating an ideal space for both everyday living and entertaining. To the first floor are two well proportioned double bedrooms and a family bathroom.

Outside, the property enjoys well maintained gardens, including a desirable south west facing rear garden that wraps around to the side, providing excellent outdoor space to enjoy throughout the day. A double width driveway completes the property, offering ample off road parking.



The property is situated within a beautiful area of North Norfolk, a quiet village surrounded by countryside and close to the coast - yet conveniently just 3 miles from the market town of North Walsham.



THE DETAILS

Property Details

ENTRANCE HALL

Composite door to front entrance, laminate flooring, carpeted stairs to first floor, double glazed window to front aspect.

CLOAKROOM

Fitted with a WC and pedestal wash hand basin, radiator, laminate flooring, extractor fan.

KITCHEN

Double glazed window to front aspect, wall and base units, space and plumbing for washing machine, free standing electric double oven with cooker hood over, stainless steel sink and drainer, fridge freezer, laminate flooring.

LIVING ROOM

Double glazed French doors and double glazed window to rear garden, built in storage cupboard, radiator, laminate flooring.

FIRST FLOOR LANDING

Carpet, radiator, built in cupboard with shelving units.

BEDROOM ONE

Double glazed window to front aspect, carpet, radiator.

BEDROOM TWO

Double glazed window to rear aspect, carpet, radiator, built in wardrobes.

BATHROOM

Double glazed window with obscured glass to rear aspect, bath with mains connected shower over, pedestal wash hand basin, WC, vinyl flooring, extractor fan, radiator.

EXTERNAL

To the front the property features a small area of garden with a paved path leading to the front door and a brick weave, double width driveway to the side. There is a side gate providing access to a smaller enclosed garden and a further gate leading to the rear garden. The garden is south-west facing and laid to lawn, with a decked seating area and a sheltered paved patio seating area.

AGENTS NOTES

Shared ownership property with a 35% share.

Rent per month: £452.52

Maximum ownership is 80%.

Purchasers must have lived or worked in North Norfolk for 3 years.

Service charge PCM: £14.50

Estate charge PCM: £26.37

Buildings insurance PCM: £36.52

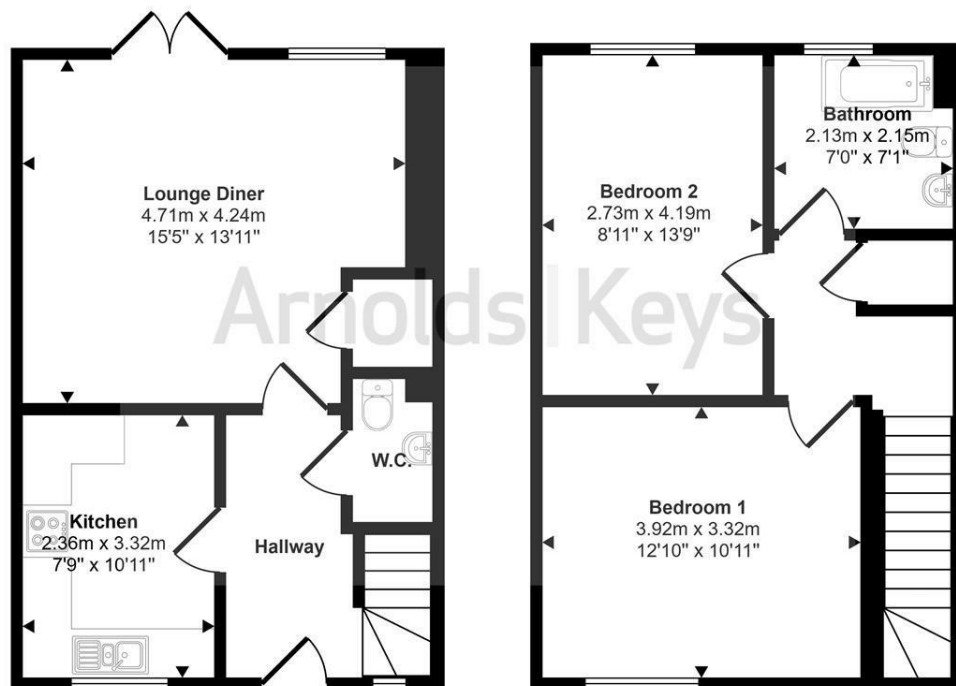
Lease term: 121 years



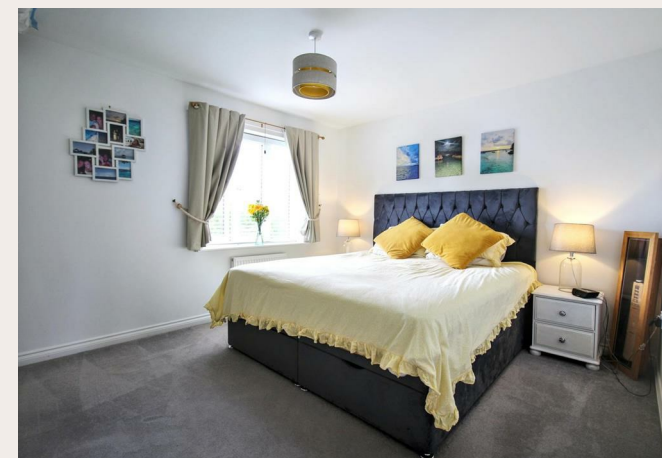
Location

Knapton is a picturesque North Norfolk village enjoying a peaceful rural setting just three miles from the market town of North Walsham, which offers a wide range of shops, supermarkets, schools, healthcare facilities and a railway station with services to Norwich and the wider rail network. The village is also within easy reach of the Norfolk Broads and the city of Norwich, approximately 20 miles to the south. The popular coastal village of Mundesley, with its sandy beach, cafés and local amenities, is just a short drive away, while the renowned North Norfolk coastline offers an abundance of scenic walks, nature reserves and charming seaside towns. Combining countryside tranquillity with excellent access to local services, transport links and the coast, Knapton is ideally placed to enjoy the very best of North Norfolk living.

Approx Gross Internal Area
77 sq m / 833 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Contact Us

8 Market Place, Aylsham, NR11 6EH
county@arnoldskeys.com
www.arnoldskeys.com
01263 738444

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order. Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick ?YB? to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250