



Duncan Way, North Walsham NR28 0FT

welcome to

Duncan Way, North Walsham

Modern 3-bedroom town house in a popular North Walsham development, with two parking spaces, field-view garden, easy commute to Norwich, and close to train station, bus routes and schools.



This well-presented three double bedroom town house, set within the popular Persimmon development in North Walsham, would make an ideal family home or investment purchase.

The accommodation comprises an entrance hall, lounge and kitchen/diner to the ground floor. To the first floor are two double bedrooms and a family bathroom, while the second floor features a generous master bedroom with en-suite shower room.

Externally, the property benefits from two allocated off-road parking spaces and a fully enclosed rear garden enjoying open field views to the rear. The home further benefits from a 10-year LABC guarantee, with approximately three years remaining.

The location is particularly convenient, offering an easy commute to Norwich by car or train, with the train station and bus stop close by, and is also well placed for local schools and amenities.

Entrance Porch

LVT Herringbone flooring throughout the ground floor. Radiator and storage cupboard.

Lounge

LVT herringbone flooring, wood panelling, radiator, double-glazed window to front aspect, carpeted stairs leading to landing.

Cloakroom

LVT flooring, WC, radiator and hand wash basin.

Kitchen

A range of wall and base units with worktop over, stainless steel one and a half bowl sink drainer, gas hob with extractor over, oven and space for fridge freezer and washing machine. LVT herringbone flooring, tiled splash back, double-glazed window to rear aspect and double-glazed double doors to rear access.

Landing

Carpeted flooring, doors to bedrooms two and three and family bathroom, stairs to second floor, radiator.

Bedroom 2

Fitted carpet, double-glazed window to rear aspect, radiator

Bedroom 3

Fitted carpet, radiator, wood panelling, two double-glazed windows to front aspect.

Bathroom

Three-piece suite with electric shower over bath and glass shower screen, hand wash basin and WC, partially tiled, heated towel rail.

Bedroom 1

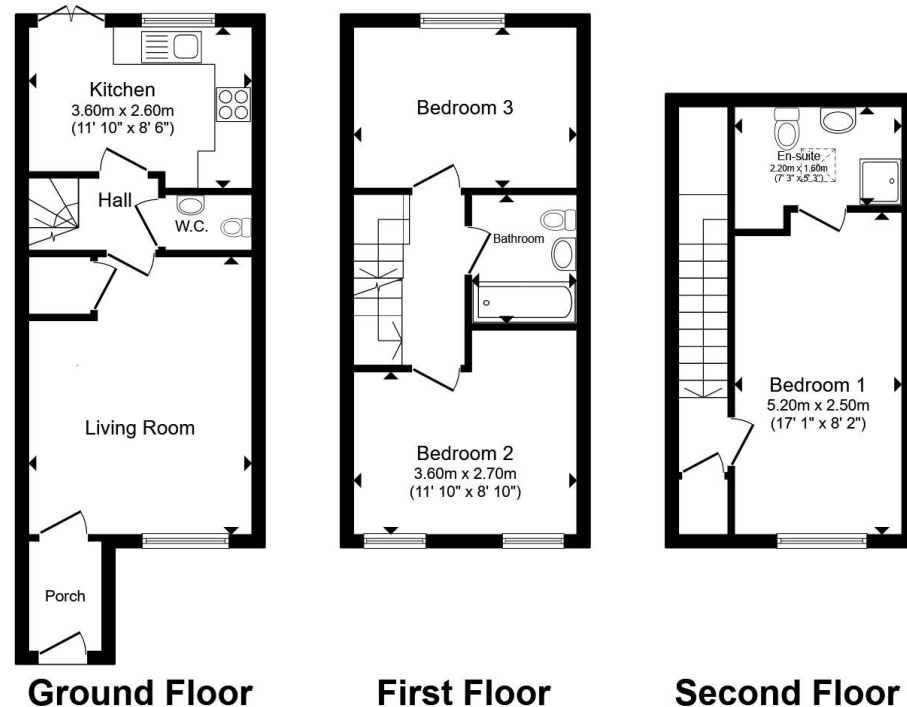
Fitted carpet, radiator, double-glazed window to front aspect, door to ensuite, loft hatch.

En-Suite

Shower, WC, hand wash basin, radiator, double-glazed skylight window to rear aspect, vinyl flooring,

Outside

Porch entrance with laid to lawn area at front, fully enclosed rear garden, mainly laid to lawn with patio area with rear access gate and a garden shed, two allocated off-road parking spaces.



Total floor area 86.0 m² (925 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



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welcome to

Duncan Way, North Walsham

- Three Storey Town House
- Three Double Bedrooms, Master with En-Suite
- LABC Guarantee with 3 Years Remaining
- Kitchen/ Diner with Access into Rear Garden
- Two Allocated Parking Spaces
- Field Views to the Rear

Tenure: Freehold EPC Rating: B

Council Tax Band: C

£275,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NWM108574 - 0005

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