



**Oaklands Park, North Walsham NR28 0AG**

**welcome to**

**Oaklands Park, North Walsham**

A well-presented bungalow in the popular Oaklands Park development, offering three bedrooms, one with ensuite and a private garden plus driveway and garage. Ideally located close to North Walsham's shops, schools and rail links.



A well-presented and attractively located home situated in the sought-after residential development of Oaklands Park, North Walsham. This property offers comfortable, modern living within easy reach of the town's amenities, transport links and beautiful North Norfolk countryside.

The accommodation is thoughtfully arranged, featuring a welcoming entrance hall, a bright and airy lounge overlooking the side and rear aspect, dining room and a well-appointed kitchen/dining area with ample workspace and room for family dining. The property offers three bedrooms, each providing comfortable proportions suitable for family living, guest accommodation or a home office, a family bathroom and an ensuite shower room.

Outside, the property benefits from a private rear garden, ideal for relaxing or entertaining, along with a driveway and a garage.

This home enjoys a peaceful setting while remaining close to

North Walsham town centre, local schools, parks and supermarkets, shops and leisure facilities, rail links to Norwich and the North Norfolk coast

This delightful property is ideal for anyone seeking a comfortable home in a convenient and well-connected location.

### **Entrance Hall**

Double-glazed door to front aspect, storage cupboard, cloak cupboard, loft access, radiator, carpeted flooring.

### **Lounge**

Two double-glazed windows to the side and one to the rear, TV point, multi-fuel burner, wall lights, two radiators.

### **Dining Room**

Double-glazed window to rear aspect, radiator, wall lights, arch into lounge, carpeted flooring.

### **Kitchen / Diner**

Fitted kitchen with a range of wall and base units with work surfaces over, range style electric oven and hob with cooker hood above, pantry cupboard, room for undercounter fridge, plumbing for dishwasher, one and a half sized stainless steel sink drainer, tiled splashback, television point, radiator, laminate flooring and a double glazed window to the rear aspect.

### **Utility Room**

Fitted utility room with wall units and work surfaces, access door into garage, stainless steel sink drainer, gas central heating boiler, airing cupboard housing hot water tank, space for fridge freezer, plumbing for washing machine, laminate flooring and a double-glazed window and door to the rear aspect, leading into the rear garden.

### **Conservatory**

Of UPVC construction with brick base, double glazed windows to the side and rear aspects, double-glazed doors to rear, radiator, carpeted flooring.

### **Bedroom One**

Double-glazed window to front aspect, fitted wardrobes, radiator, carpeted flooring.

### **Ensuite Shower Room**

Suite comprising fully tiled, walk in shower cubicle, wash hand basin with vanity unit, WC, towel rail, radiator, part tiled walls, laminate flooring and a double-glazed window to the front aspect.

### **Bedroom Two**

Double-glazed window to front aspect, fitted wardrobes, radiator, carpeted flooring.

### **Bedroom Three**

Double-glazed window to front aspect, radiator, carpeted flooring.

### **Bathroom**

Double-glazed window to side aspect, separate shower cubicle, corner bath, WC, wash hand basin vanity unit, radiator, towel rail, part tiled, laminate flooring.

### **Front Garden**

The property offers ample driveway parking for up to four vehicles, access into the garage and a low maintenance front garden mainly laid to lawn with bordering beds and side gate access into the rear garden.

### **Garage**

Electric roller door, power and lighting, double-glazed door and window to rear aspect.

### **Rear Garden**

The rear garden is well established, fully enclosed and has been lovingly maintained over the years by the current owners, it boasts a garden shed, summer house, wood store and green house, vegetable patch, veranda with climbing plants and wisteria, fruits trees, lawn and patio areas and side gate access.

### **Special Features**

16 solar panels with money back tariff (11 years old)



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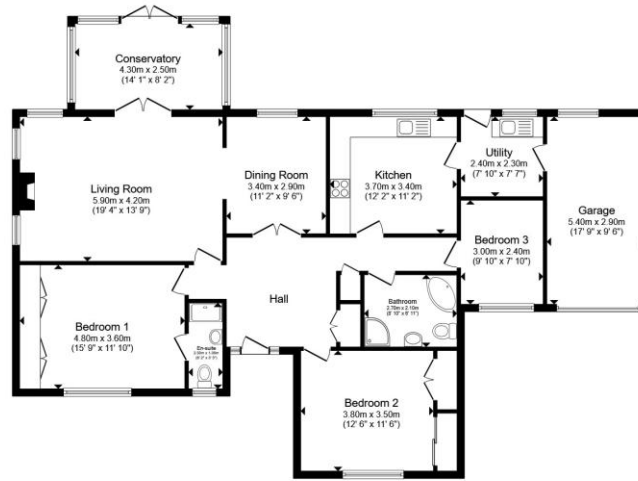
welcome to

## Oaklands Park, North Walsham

- Immaculately Presented Bungalow
- Garage & Driveway Parking
- Private, Cul-De-Sac Location
- Close to North Walsham Town Centre, Shops, Schools and Park
- 16 Solar Panels Fitted
- Excellent Transport Links to Norwich and the North Norfolk coast.

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

**£425,000**



Floor Plan

Total floor area 150.1 m<sup>2</sup> (1,615 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



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NWM110053 - 0004

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