



**8 Bradfield Road, North Walsham, NR28 0HG**

**Offers Over £225,000**

- VICTORIAN END TERRACE HOME
- GENEROUS MATURE REAR GARDEN
- DINING ROOM
- WALKING DISTANCE TO MARKET TOWN
- OFF ROAD PARKING SPACE
- LIVING ROOM WITH BRICK FIREPLACE
- KITCHEN WITH UTILITY ROOM
- CLOSE TO LOCAL AMENITIES

# 8 Bradfield Road, North Walsham NR28 0HG

Situated just a short distance from the market town of North Walsham, this THREE bedroom END terrace home boasts characterful and BRIGHT ACCOMODATION with OFF ROAD PARKING TO THE REAR, two reception rooms and mature front and rear gardens.

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Council Tax Band: B



## DESCRIPTION

Conveniently situated just a short distance from the popular market town of North Walsham, this characterful Victorian end terrace home boasts bright accommodation with a cosy living room with brick fireplace (currently housing an electric fireplace), a dining room leading to the kitchen, utility room and bathroom with three bedrooms to the first floor. The property features mature front and rear gardens with a variety of established trees and shrubs.

## ACCOMMODATION

### LOUNGE

Double glazed window to the front. Brick fireplace with opening. Wood effect flooring, radiator. Door to:-

### DINING ROOM

Fireplace with wood burner, wood effect flooring, stairs to first floor, alcove under stairs with understairs cupboard and cupboard housing electric meters. Door to:

### UTILITY ROOM

Double glazed window to the side and double glazed door to rear garden. Work surfaces with storage under, laminate flooring and double glazed window looking into kitchen.

### KITCHEN

Range of wall and base units with inset stainless steel sink. Fitted oven with electric hob and cooker hood over, space for fridge freezer. Ornate glazed panel door to:-

### BATHROOM

Suite comprising corner bath with shower over, low level WC and pedestal wash hand basin. Two open cupboards one fully fitted with shelves and the other housing the boiler. Laminate flooring.

### BEDROOM ONE

Double glazed window to the front, exposed wooden floorboards and radiator.

### BEDROOM TWO

Double glazed window to the rear, carpet, large over stairs cupboard with loft access, radiator and door and step down to:-

### BEDROOM THREE

Wall mounted radiator, carpet, sky light window.

## EXTERNAL

Walled garden to the front with wooden gate and path leading to front door. Mature shrubs. Side access to rear garden.

The rear garden is mainly laid to lawn with mature shrubs and shed. Vehicle access and a further shed.

## LOCATION

North Walsham is a popular market town with a weekly market held in the town centre, which offers a range of cafes/restaurants, bakeries, pubs and shops. The area is well served with amenities including Sainsburys, Lidl and Waitrose supermarkets. North Walsham has good educational facilities for all ages including sixth form Paston College together with doctors, dentists, opticians and a library. For the sports minded, there is the Victory Swim and Fitness Centre. Nearby there are plenty of countryside walks, including the popular Weavers Way. The town is also ideally situated less than 6 miles of the beautiful North Norfolk Coast. The train and bus station offer regular services to the Coast and the City of Norwich.

## AGENTS NOTES

This property is Freehold.

Mains drainage, electricity and water connected.

Mains gas fired central heating.

Council tax band: B

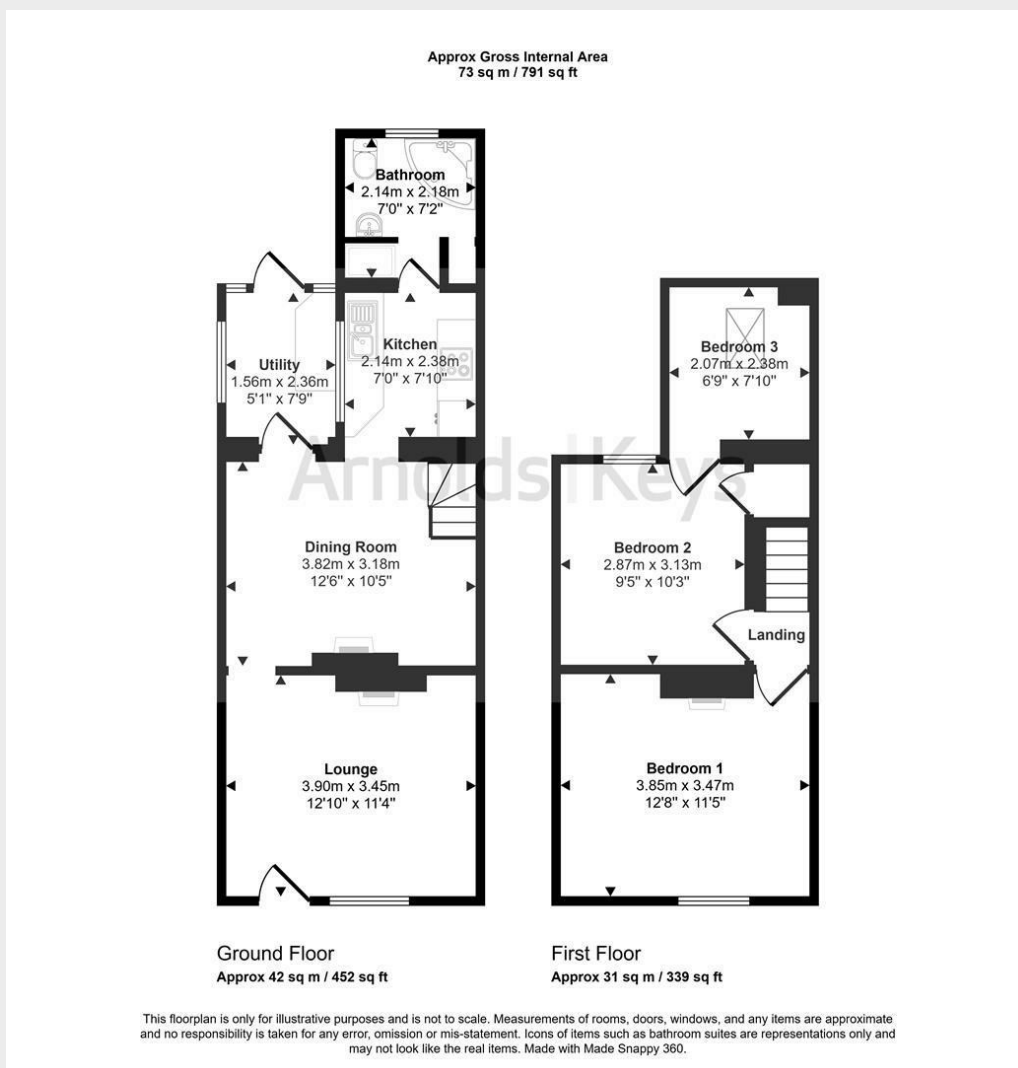


## Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>65</b>	<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

