

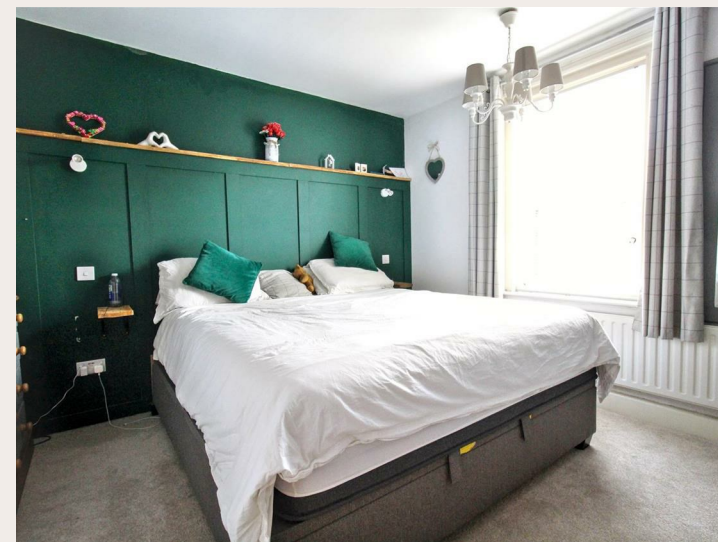


GUIDE PRICE

£325,000

Norwich Road, North Walsham, NR28 ODS

Arnolds | Keys



THE PROPERTY

57 Norwich Road, North Walsham, NR28 ODS

Located within the popular market town of North Walsham, within walking distance to amenities and the train station, this characterful detached home offers beautifully presented accommodation with off road parking and a generous rear garden with large workshop.

The property offers bright and practical accommodation with plenty of characterful charm throughout. Internally, the home comprises a halled entrance with original tiled flooring and a feature exposed brick wall, cosy yet bright living room with wood burning stove, a dining room, home office and a modern fitted kitchen with family bathroom. To the first floor you will find three bedrooms and a shower room for further convenience.



The current owners have lovingly updated the property whilst still maintaining its original charm and period features. The addition of the shower room upstairs adds to the practicality of the home, whilst the dining room ensures there is plenty of room to host the family.



THE DETAILS

Property Details

ENTRANCE HALL

Composite door to front entrance, original tiled flooring, radiator, carpeted stairs to first floor with built in storage cupboard underneath,

LIVING ROOM

Double glazed bay fronted living room, fireplace with brick surround housing wood burning stove, carpet, radiator.

DINING ROOM

Double glazed bay window to rear aspect, wooden flooring, brick fireplace (currently boarded), radiator, open to:-

STUDY

Double glazed window to side aspect, electric heater, carpet, fitted desk.

KITCHEN

Window to conservatory, recently refurbished and fitted with a range of wall and base units with stainless steel sink and drainer, space and plumbing for dishwasher, space for free standing fridge/freezer, space for electric oven with cooker hood over, vinyl flooring.

BATHROOM

Double glazed window with obscured glass to rear aspect, fitted with a three piece suite free standing roll top bath with mixer tap and shower head attachment, WC, pedestal wash hand basin, heated towel rail, vinyl flooring.

CONSERVATORY

Double glazed windows to side and rear, uPVC door to side entrance, window to kitchen and dining room, space and plumbing for washing machine and tumble dryer, tiled flooring.

FIRST FLOOR

Carpet flooring, doors to all rooms:-

BEDROOM THREE

Double glazed window to rear aspect, carpet, radiator.

BEDROOM TWO

Double glazed to rear aspect, carpet, radiator, built in wardrobe.

BEDROOM ONE

Double glazed to front aspect, carpet, radiator, built in wardrobe.

SHOWER ROOM

Double glazed window with obscured glass to front, walk in double shower cubicle with mains connected shower, tiled floor, wash hand basin, heated towel rail, WC.

EXTERNAL

To the front the property is approached from the path via a wrought iron gate, with steps down to the front door. To the side is a double width driveway, with access via a gate to the rear garden. The garden is a generous size and is mainly laid to lawn, with a patio seating area, shingle area and a large shed which has been divided up to smaller storage rooms.

AGENTS NOTES

This property is Freehold.

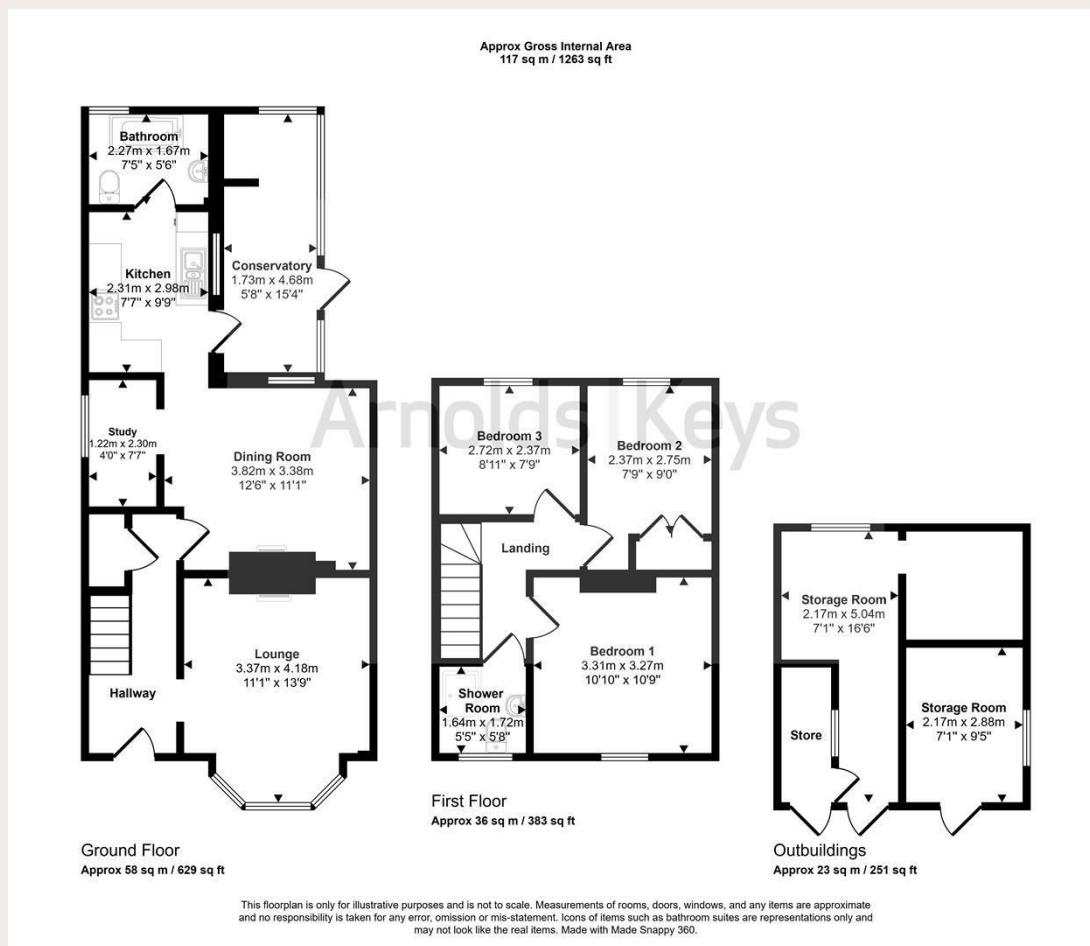
Mains drainage, electricity, gas and water connected.

Council tax band: C



Location

North Walsham is a thriving market town set in the heart of North Norfolk, offering a wide range of everyday amenities. The town centre provides an excellent selection of independent shops, cafés, supermarkets and services, as well as schools for all ages, two medical centres and leisure facilities. Regular rail services link North Walsham to Norwich and the wider region, making it a convenient location both commuters. Surrounded by attractive countryside, North Walsham enjoys easy access to some of Norfolk's most beautiful landscapes, with a network of footpaths and country lanes. The



Contact Us

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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