



**West Wind, Hall Lane, Knapton, North Walsham NR28 0RZ**

**welcome to**

**West Wind, Hall Lane, Knapton, North Walsham**

This three bedroom detached chalet style bungalow is situated in the rural village of Knapton, less than three miles to the North Norfolk coastline and boasts a large wrap-around garden, three reception rooms and plenty of driveway parking.



This three bedroom detached chalet style bungalow has been well maintained and is situated in the village of Knapton, less than three miles from Mundesley and the North Norfolk coast. The property offers accommodation comprising conservatory/ entrance porch, entrance hall, cloakroom, kitchen/ diner, lounge, dining room, two double bedrooms and bathroom on the ground floor. The first floor loft conversion boasts a further double bedroom and access into eaves storage. Externally, the property boasts plenty of driveway parking and a detached garage, outbuildings include a wood store, green house, two summer houses and two sheds. The garden itself has been lovingly maintained and has an abundance of trees, shrubs, bushes and climbing plants, lawn, gravel and patio areas. The plot has previously had outline planning to split the land and build another dwelling.

#### **Conservatory/ Front Porch**

Double glazed double doors to the front aspect, double glazed windows to the side and front aspect, door into entrance hall and tiled flooring.

#### **Entrance Hall**

Double glazed door to the front aspect, radiator and carpeted flooring.

#### **Cloakroom**

WC, wash hand basin with vanity unit, extractor fan and vinyl flooring.

#### **Kitchen/ Diner**

Fitted kitchen with a range of wall and base units with work surfaces over, waist level oven, ceramic sink drainer, plumbing for washing machine, space for fridge/ freezer, space for undercounter fridge, gas central heating boiler, storage cupboard, brick splashback, double glazed windows to the side and rear aspects, double glazed door to the side aspect, radiator and tiled/ vinyl flooring.

#### **Lounge**

Double glazed windows to the front and side aspects, double glazed double doors to the rear aspect, stairs to the first floor, brick fireplace with wood burner, television point, radiator, carpeted flooring and exposed beams.

#### **Study**

Double glazed window to the front aspect, serving hatch, fireplace with electric fire, television point, ceiling rose, radiator and carpeted flooring,

#### **Bedroom One**

Double glazed bay window to the front aspect, fitted wardrobes, two radiators, carpeted flooring, wash hand basin with vanity unit and tiled splashback and a shower cubicle.

#### **Bedroom Two**

Double glazed window to the rear aspect, wash hand basin, fitted wardrobes, radiator and carpeted flooring.

#### **Bathroom**

Suite comprising WC, wash hand basin, bath with shower over, fully tiled walls, vinyl flooring, radiator and a double-glazed window to the rear aspect.

#### **First Floor Landing**

Access to bedroom three, storage cupboard, access into eaves storage and carpeted flooring.

#### **Bedroom Three**

Double glazed window to the side aspect, radiator and carpeted flooring.

#### **Exterior**

Externally, the property has driveway parking, on a gravel driveway for multiple vehicles and a detached garage with barn-style door, power, lighting, windows to the side aspect and personnel door to the side. The garden is a larger than average wrap-around with plenty of sheds, summer houses and a wood store, it has been lovingly maintained and is mature, with an abundance of shrubs, trees, climbing plants and bushes. It boasts a good sized lawn area, gravel and patio seating areas, raised bordering beds, green house, side gates and outdoor electrical sockets. The plot has previously had planning permission for another dwelling to be erected on the land, and has been recently converted to mains drainage, rather than a cess pit.

#### **Agent's Note**

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to timeframes for registration.



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## West Wind Hall Lane, Knapton North Walsham

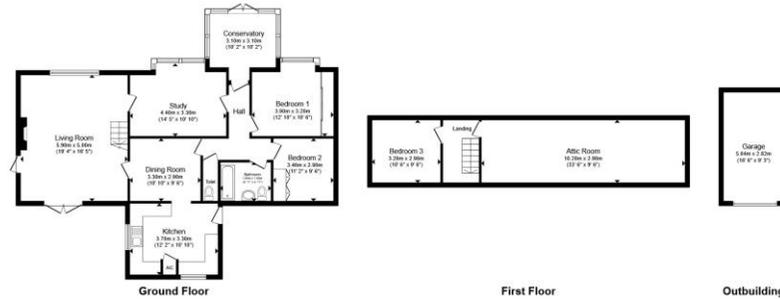
- Semi-Rural Location
- Three Reception Rooms, Three Double Bedrooms
- Wrap Around Garden with Outbuildings
- Driveway Parking & Detached Garage
- Recently Converted to Mains Drainage
- Potential Building Plot (STEPPE)

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

offers over

# £450,000



Total floor area 167.0 m<sup>2</sup> (1,798 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](http://www.propertybox.io)

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Please note the marker reflects the  
postcode not the actual property



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Property Ref:  
NWM108044 - 0002

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