



Marshgate, North Walsham NR28 9EF

welcome to

Marshgate, North Walsham

This well-presented three-bedroom detached bungalow is perfect for families and down sizers, offering spacious accommodation in a sought-after location. Requiring only minimal cosmetic updating, the property presents an excellent opportunity to create a home tailored to your own tastes,



Description

Situated in a popular residential area of North Walsham, this well-presented three-bedroom detached bungalow offers spacious and versatile accommodation. The property features a generous kitchen, separate dining room, comfortable lounge, three bedrooms including a principal bedroom with en suite, and a family bathroom.

A rear conservatory provides additional flexible living space and is currently used as a home office and utility area. Outside, there is a low-maintenance paved rear garden with useful storage sheds, a fully enclosed front garden, garage storage space, and the added benefit of solar panels. Conveniently located close to local amenities, schools, transport links and the Norfolk coastline.

Don't miss out call the office to book your viewing today!

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Laminate flooring, radiator, doors to living room, bedrooms bathroom and kitchen.

Living Room

Carpet, double glazed window to front and side aspect.

Kitchen

Fitted with a range of wall and base units complemented by work surfaces and tiled splashbacks. Integrated eye-level double oven with separate gas hob and extractor hood over. Two double glazed windows to the rear aspect, space for a freestanding fridge freezer. Finished with vinyl flooring and a radiator.

Dining Room

Laminate flooring, double glazed window to front aspect, radiator,

Utility/Study Area

A versatile additional space, currently used as a home office and utility area. With double glazed windows to the rear and side aspects providing ample natural light, the room also benefits from plumbing for utility appliances, carpet and vinyl flooring, and a radiator.

Bedroom 1

Carpet, Radiator, full length fitted wardrobes, double glazed window to front.

En-Suite

The en suite comprises a shower, WC and full-width vanity unit, complemented by vinyl flooring, tiled splashbacks and a heated towel rail.

Bedroom 2

Carpet, double glazed window to rear aspect, radiator.

Bedroom 3

Carpet, double glazed window to rear aspect, radiator.

Store / Garage

Useful storage space with an electric roller shutter door, power connected and ample room for motorcycle storage.

Loft Space

Spacious loft, fully boarded and carpeted with lighting and power. Separate boarded and carpeted storage room with fitted shelving providing excellent additional storage space.

Outside

Fully enclosed front garden with lawn and driveway providing off-road parking. Enclosed rear garden, predominantly paved, with several useful storage sheds.

Solar panels, an air source heat pump and a modern boiler installed just two years ago combine to provide an energy-efficient heating system, helping to lower running costs and maximise efficiency.

Agents Note

The garage has been partially converted to create a modern en-suite bathroom serving the principal bedroom. While no longer a full-sized garage, it still provides useful storage space and is ideally suited for motorcycles, bicycles, garden equipment, and general household storage.



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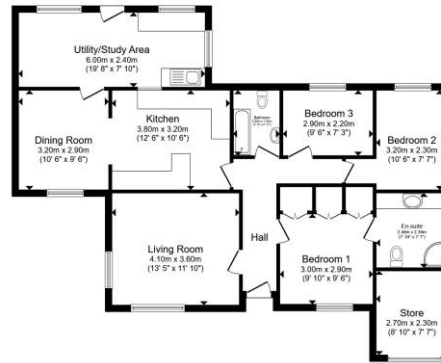


welcome to

Marshgate, North Walsham

- Single Garage & Driveway Parking
- Detached Bungalow
- Sought After Location
- Driveway and Garage
- Large En-suite

Tenure: Freehold EPC Rating: D
Council Tax Band: C



Total floor area 102.1 m² (1,099 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

william
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£325,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
NWM110256 - 0004

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