



Royston Green, North Walsham - NR28 9EG

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HYBRID ESTATE AGENTS



Royston Green

North Walsham

Tucked away within a quiet CUL-DE-SAC setting, this SEMI-DETACHED BUNGALOW enjoys an elevated CORNER PLOT POSITIONING, internally the property has been newly MODERNISED and UPDATED throughout, offering TURNKEY and IMMACULATELY PRESENTED accommodation. The accommodation opens to an ENCLOSED PORCH ENTRANCE, offering space and plumbing for utilities and outdoor wear. Continuing through the home, the INNER HALL offers doors opening to all the living spaces including the refitted KITCHEN, boasting INTEGRATED APPLIANCES and open to the spacious SITTING ROOM, the perfect space for relaxing of those who love to entertain. FRENCH DOORS ensure the space is flooded with natural light and lead to the CONSERVATORY, fully uPVC double glazed and enjoying panoramic views of the LANDSCAPED and FULLY ENCLOSED PRIVATE GARDEN.



To the front of the home, TWO BEDROOMS have been recently updated, with updated carpeting, radiators and spotlights overhead. Both rooms are served by a modern three piece FAMILY BATHROOM including a shower over the bath. Outside, expansive shingle DRIVEWAY PARKING is available for multiple vehicles.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Semi-Detached Bungalow
- Generous Corner Plot Positioning
- Newly Updated & Modernised Interior
- 12' Sitting Room & Dual Aspect Garden Room
- Refitted Kitchen With Integrated Appliances
- Two Bedrooms
- Landscaped Private & Enclosed Rear Garden
- Spacious Driveway Parking

The property is located in North Walsham, a popular town situated approximately 19 miles from Norwich and 8 miles from Cromer. The property is conveniently located close to the town centre, with a rail link in the town on the Bittern Line which runs from Norwich to Cromer and Sheringham via the Norfolk Broads and stopping at Salhouse, Hoveton and Wroxham, Worstead and North Walsham.



North Walsham offers a wide range of amenities including shops, all levels of schools, doctor's surgeries, etc.

SETTING THE SCENE

The property can be found set back from the street, occupying an elevated corner plot position with a low level brick wall enclosing the frontage.

Opening to a substantial shingle driveway offering parking for multiple vehicles, bordered by a well maintained laid lawn with a variety of shrubs and plantings. The main entrance is conveniently located to the side of the property.

THE GRAND TOUR

Stepping into the fully enclosed porch entrance, you will find convenient space and plumbing for a washing machine and a fridge or freezer. This area also offers ample room for storing coats and shoes, with wood effect flooring running underfoot and continuing through a second door into the inner hall. At the end of the hall, you are welcomed into the refitted kitchen. The space includes extensive storage with a range of wall and base units and benefits from integrated appliances, including an oven, inset electric hob, and fitted extractor, in addition to a fridge and freezer. Worktop space wraps around, with uPVC double glazed windows overlooking the garden. An open walkway leads from the kitchen into the well sized sitting room, centred around an electric feature fire with a wooden mantel. The room features skimmed ceilings with roof mounted LED spotlights and allows for a range of soft furnishing layouts. Opening French doors lead from the sitting room into the conservatory, featuring uPVC double glazed windows and a further glass door leading outside. Currently utilised as a home office and study, this versatile space offers flexibility for a variety of uses.

Heading back to the hall, newly refitted internal doors open to the two bedrooms. The spacious main bedroom features decorative panelling to the feature wall, continued skimmed ceilings, and LED spotlights, with plenty of room for a large double bed and storage furniture. Adjacent, the second bedroom is currently used as a nursery but would comfortably house a single bed or serve as a home office, benefiting from carpeted flooring and a bright front facing aspect. Completing the accommodation, the three piece family bathroom is located centrally from the hallway. Including a shower over the bath with a folding glass splashback, predominantly floor to ceiling tiling, and decorative mosaic style tile flooring. The space further benefits from a wall mounted heated towel rail and vanity storage below the sink.

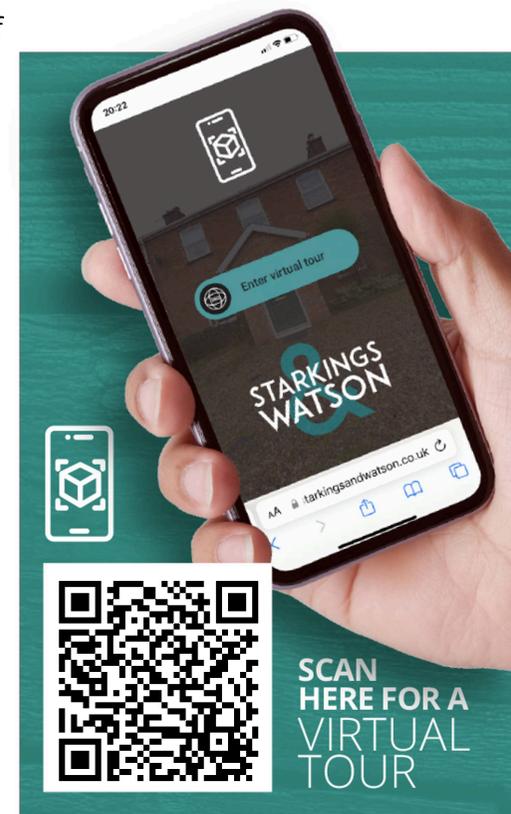
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VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.



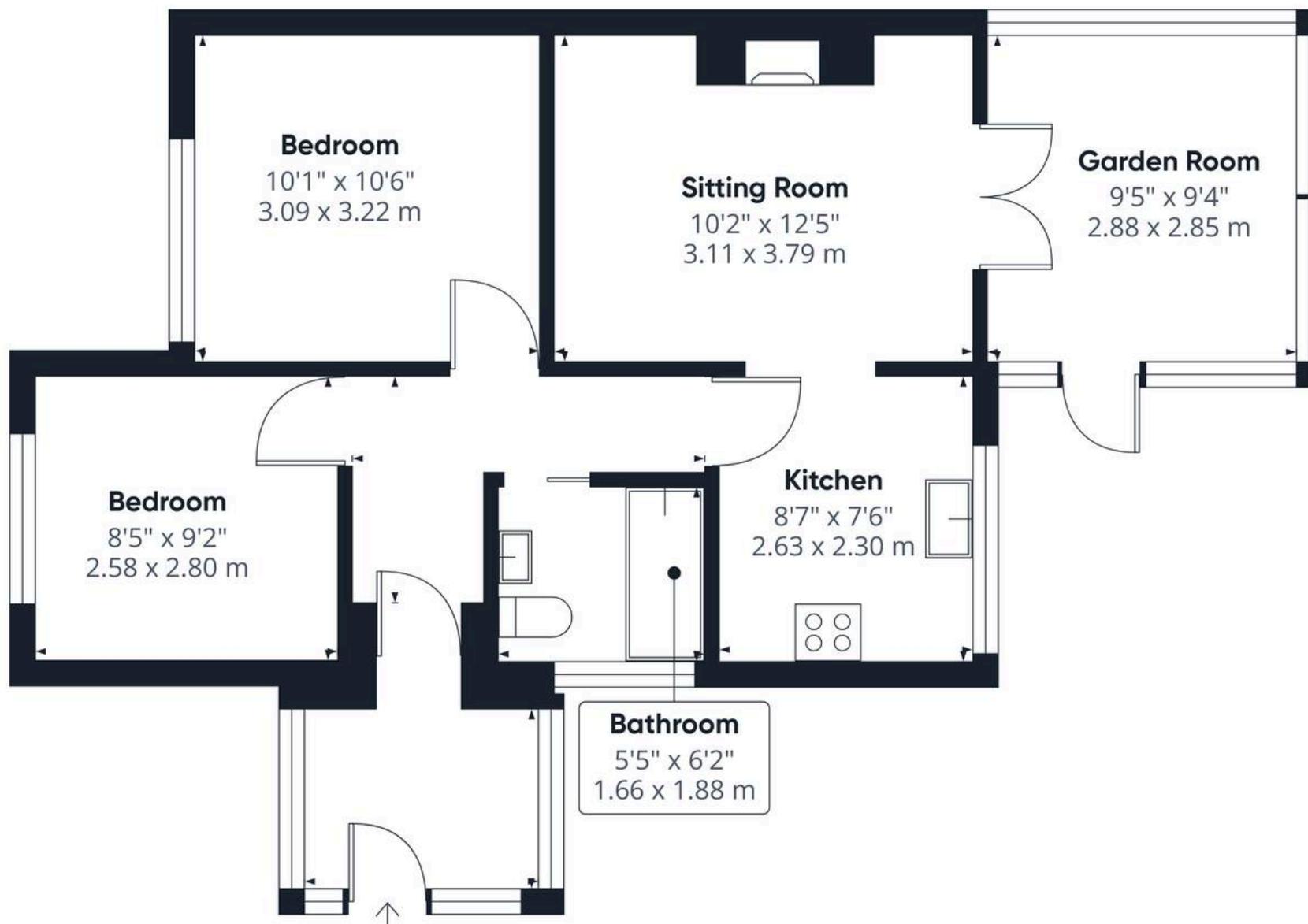




THE GREAT OUTDOORS

Stepping outside, the private and enclosed rear garden initially greets you with a substantial flagstone patio, offering an ideal space for outdoor furniture to enjoy the summer months. A timber storage shed is tucked away in the corner. The patio is enclosed by a wooden picket fence, with a gate opening to the remainder of the garden. This area is predominantly laid to lawn, featuring raised borders home to decorative flower beds. A wooden latch and brace gate provides convenient access back to the front of the property.





Approximate total area⁽¹⁾

581 ft²

53.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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