



**Currie Close, North Walsham NR28 0FU**

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**welcome to**

## **Currie Close, North Walsham**

This spacious four bedroom link-detached family home with garage, off road parking for four vehicles and enclosed rear garden is situated on the outskirts of the popular market town of North Walsham!



Situated in a cul-de-sac on the edge of the Persimmon estate, this executive 'Lumley' style house, built in 2018 boasts four double bedrooms, two en-suites and off road parking for four vehicles making it an ideal home for a growing family! The property offers accommodation comprising entrance hall, lounge, kitchen/ diner, utility room and cloakroom on the ground floor. The first floor boasts three good sized bedrooms, one with an en-suite and a family bathroom. The top floor consists of a master bedroom with en-suite and built in storage. Externally, the property offers driveway parking for up to four vehicles, a single garage with up and over door and a low maintenance rear garden. Viewing is essential to fully appreciate this spacious family home!

### Entrance Hall

Double glazed door to the front aspect, stairs to the first floor, understair storage, double glazed window to the side aspect, radiator and carpeted flooring.

### Cloakroom

WC, wash hand basin with tiled splashback, extractor fan, radiator and vinyl flooring.

### Lounge

12' 9" x 12' 1" (3.89m x 3.68m)  
Double glazed window to the front aspect, television point, radiator and carpeted flooring.

### Kitchen/ Diner

18' x 9' 3" (5.49m x 2.82m)  
Fitted kitchen with a range of wall and base units with work surfaces over, electric oven, gas hob with cooker hood above, one and a half sized stainless steel sink drainer, plumbing for dishwasher, space for fridge/ freezer, tiled splashback, radiator, vinyl flooring, double glazed window to the rear aspect and double glazed doors into the rear garden.

### Utility Room

7' 6" x 5' 3" (2.29m x 1.60m)  
Plumbing for washing machine, space for tumble dryer with work surface over, gas central heating boiler, radiator, vinyl flooring and a double glazed door to the side aspect.

### First Floor Landing

Airing cupboard, carpeted flooring and a double glazed window to the side aspect.

### Bedroom Two

11' 8" x 10' 6" (3.56m x 3.20m)  
Double glazed window to the front aspect, radiator and carpeted flooring.

### En Suite Shower Room

Suite comprising shower cubicle, WC, wash hand basin with tiled splashback, radiator and vinyl flooring.

### Bedroom Three

9' 6" x 9' 6" (2.90m x 2.90m)  
Double glazed window to the rear aspect, radiator and carpeted flooring.

### Bedroom Four

9' 6" x 8' 3" (2.90m x 2.51m)  
Double glazed window to the rear aspect, radiator and carpeted flooring.

### Family Bathroom

Suite comprising WC, wash hand basin with tiled splashback, bath, radiator, extractor fan, vinyl flooring and a double glazed window to the side aspect.

### Second Floor Landing

Double glazed window to the side aspect and carpeted flooring.

### Bedroom One

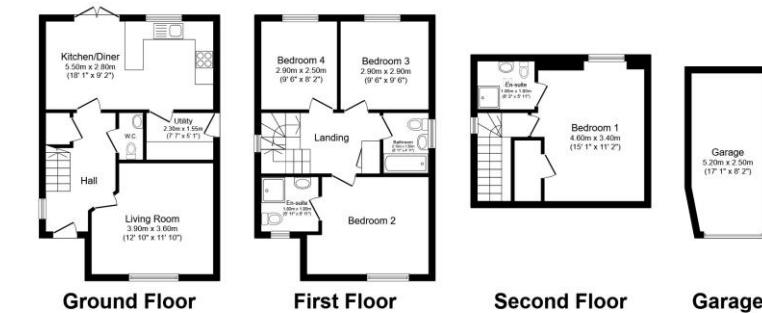
15' 1" x 11' 4" (4.60m x 3.45m)  
Double glazed skylight windows to the front and rear aspects, over stairs storage, access into loft space, radiator, television point and vinyl flooring.

### Exterior

The front of the property offers driveway parking for up to four vehicles equipped with an EV charging point, a single garage with up and over door. The rear garden is low maintenance, fully enclosed and mainly laid to lawn.

### En Suite Shower Room

Suite comprising WC, wash hand basin with tiled splashback, shower cubicle, extractor fan, vinyl flooring and a double glazed skylight window to the rear aspect.



Total floor area 124.6 m<sup>2</sup> (1,341 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



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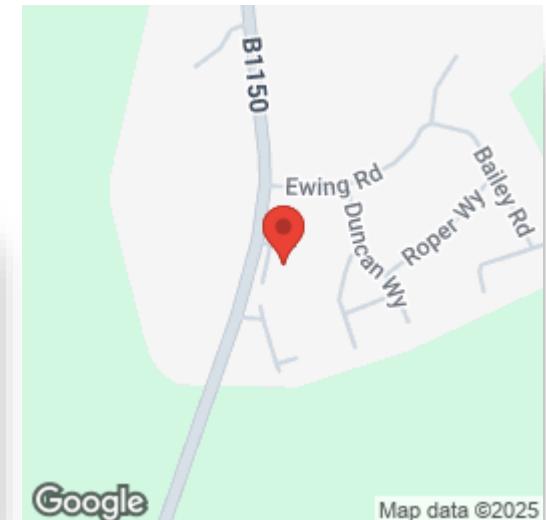
## Currie Close, North Walsham

- Built In 2018, With NHBC Guarantee Until 2028
- Situated on the edge of the Persimmon Estate
- Modern Family Home
- Garage & Driveway Parking
- Enclosed, Low Maintenance Garden
- Two en-suites and a family bathroom
- Kitchen/Diner

Tenure: Freehold EPC Rating: B

Council Tax Band: D

**£335,000**



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