





Rye Close,NORTH WALSHAM NR28 9EY

william h brown

welcome to

Rye Close, NORTH WALSHAM

This spacious semi-detached home boasts three double bedrooms, integral garage, driveway parking and is situated in a private cul-de-sac location in North Walsham, the property is being sold with NO ONWARD CHAIN!













Entrance Hall
Double glazed door to the side aspect, access into lounge/ diner and cloakroom, radiator, carpeted flooring and switch to activate the electric garage door.

Cloakroom
Double glazed window to the side aspect, WC, wash hand basin, part tiled walls, radiator and carpeted flooring.

Lounge/ Diner
Double glazed window to the front aspect, wall lights, two radiators, capped gas supply (previously had a gas fire), television point, double glazed bi-folding doors into the rear garden and carpeted flooring.

Inner Hall
Stairs to the first floor, emergency lighting understair storage cupboard, radiator and laminate flooring.

Kitchen
Fitted kitchen with a range of wall and base units with work surfaces over, eye level electric oven and microwave, gas hob with cooker hood above, built in fridge/ freezer, composite sink/ drainer, built in dishwasher, gas central heating boiler, tiled splashback and laminate flooring.

Utility/ Rear Porch
Double glazed windows to the side and rear aspects, double glazed door to the rear aspect leading into the rear garden, work surfaces, plumbing for washing machine and laminate flooring.

First Floor Landing
Airing cupboard housing hot water tank, loft access, carpeted flooring and access into all bedrooms/ shower room.

Bedroom One
Double glazed window to the front aspect, built in storage and wardrobes, storage cupboard allowing access into eaves, television point, radiator and carpeted flooring.

Bedroom Two
Double glazed window to the rear aspect, built in wardrobes and storage, television point, radiator and carpeted flooring.

Bedroom Three
Double glazed window to the front aspect, television point, radiator and carpeted flooring.

Shower Room
Suite comprising walk in shower cubicle, WC, wash hand basin with vanity unit, storage cupboards, heated towel rail, light up mirror, spotlights, fully tiled walls and vinyl flooring.

Exterior
The front of the property benefits from driveway parking for approx. 3 vehicles and access to an integral garage with electric up and over door, shelving, power and lighting. The rear garden is south facing and can be accessed via a side gate, offering lawn and patio areas, garden pond, two garden sheds, mature bushes, shrubs, plants and is fully enclosed.

Agent's Note
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.

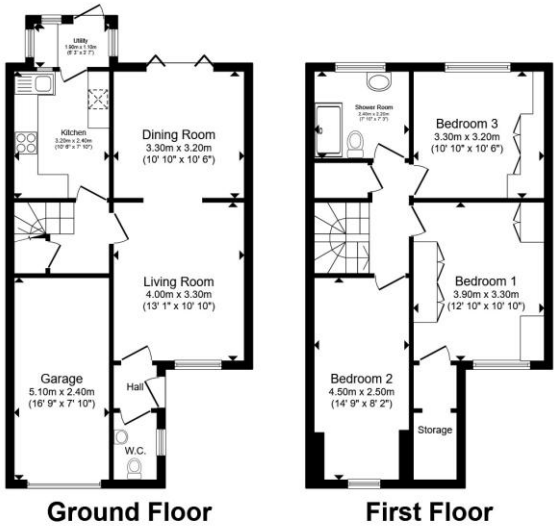
welcome to

Rye Close, NORTH WALSHAM

- No Onward Chain
- Private Cul-De-Sac Location
- Integral Garage & Driveway Parking
- South Facing Rear Garden
- Three Double Bedrooms

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

£250,000



Total floor area 108.6 m² (1,168 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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Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
NWM109274 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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