



Fenn Close, North Walsham NR28 0FA

welcome to

Fenn Close, North Walsham

A beautifully presented, executive four bedroom detached home with garage and parking conveniently located close to local schools, town centre amenities and North Walsham railway station. - Don't miss out - Book your viewing today!



Description

An immaculate four-bedroom detached family home offering spacious and versatile accommodation, a detached garage, generous rear garden, and the added benefit of solar panels and an air source water heater. The property features a spacious living room which opens onto the rear garden, separate dining room, fitted kitchen with pantry, utility room and cloakroom. To the first floor are four well-proportioned bedrooms, including a principal bedroom with en suite shower room, along with a family bathroom. Outside, the enclosed rear garden provides an excellent space for outdoor entertaining, while the detached garage and driveway offer ample parking and storage. Combining generous living space with modern energy-efficient features, this superb family home is ready to move straight into. Occupying a private position within a sought-after non-through road in North Walsham, this attractive family home enjoys a quiet setting with great privacy. Conveniently located within easy reach of the town centre, local schooling and North Walsham railway station, the property offers excellent connectivity alongside peaceful family living.

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

A welcoming central entrance hall providing access to the principal ground floor accommodation. Laminate flooring throughout with carpeted stairs rising to the first floor, and a useful understairs storage area. Radiator, and Doors leading to:

Living Room

Spacious reception room with feature fireplace and decorative surround. Laminate flooring, radiator, ceiling light point and double glazed sliding door to rear aspect providing access to the rear garden and patio seating area.

Dining Room

Double glazed window to rear aspect, radiator, ceiling light point and ample space for dining table and chairs. Versatile room suitable for formal dining, playroom or home office.

Kitchen

Large fitted kitchen with cream shaker-style wall and base units with work top over. Sink and drainer with mixer tap over. Central island/breakfast bar with seating. Integrated oven and extractor hood. Tiled splashback. Integrated appliances, tiled flooring, Double glazed window to rear aspect with fitted blinds. Radiator.

Utility Room

Fitted wall and base units with work surface over. Stainless steel sink and drainer. Tiled flooring. Plumbing and space for washing machine, space for tumble dryer and space for freestanding fridge freezer. Double glazed window to side aspect.

Cloakroom

Low level WC, wash hand basin, radiator and opaque double glazed window. Laminate flooring.

Pantry/Storage

Storage cupboard with laminate flooring and shelving for Food/storage

Landing

Bright first-floor landing with white spindle balustrades. Fitted carpet, Doors leading to.

Bedroom One

Double bedroom with fitted wardrobes providing hanging and storage space. Double glazed window, radiator and ceiling light point. Door leading to en suite shower room. Fitted carpet.

En-Suite

Three-piece suite comprising shower enclosure, pedestal wash hand basin and low level WC. Part tiled walls, radiator, extractor fan and opaque double glazed window.

Bedroom Two

Double glazed window to rear aspect, radiator and ceiling light point. Space for double bed and built in wardrobes and plenty of space for freestanding furniture. Fitted carpet.

Bedroom Three

Double glazed window to front aspect, radiator and ceiling light point. Built in wardrobes, fitted carpet.

Bedroom Four

Double glazed window to rear aspect, radiator and ceiling light point. Ideal as a bedroom, nursery or home office. Built in wardrobes. Fitted carpet

Family Bathroom

Three-piece suite comprising panel enclosed bath, pedestal wash hand basin and low level WC. Part tiled walls, radiator, extractor fan and opaque double glazed window.

Outside

The property benefits from a generous enclosed rear garden, predominantly laid to lawn with paved patio seating areas providing an ideal space for outdoor entertaining. Timber fenced boundaries, gated side access and driveway parking leading to the detached garage.

Detached brick-built garage with up and over door, power and lighting gravel driveway in front.

Agents Note

The property benefits from an air source water heater and solar panels, providing an energy-efficient and environmentally conscious heating and power solution, helping to reduce running costs and improve overall energy performance.



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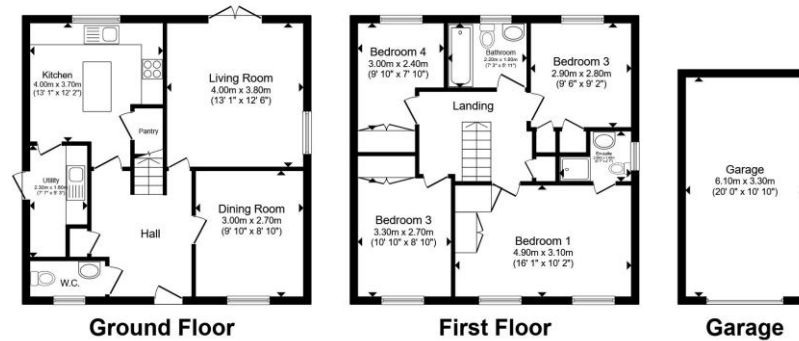


welcome to

Fenn Close, North Walsham

- Detached Four Bedroom, Executive Home
- Principal Bedroom with En Suite Shower Room
- Solar Panels & Air Source Water Heater
- Detached Garage & Driveway Parking
- Generous, Private Rear Garden

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



£475,000

Total floor area 135.7 m² (1,461 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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Property Ref:
NWM110238 - 0003

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.



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