

Arnolds | Keys



1 Cherry Tree Lane, North Walsham, NR28 0HR

Guide Price £275,000

- BEAUTIFULLY KEPT GARDENS
- GARAGE
- WELL PRESENTED ACCOMMODATION
- FOUR RECEPTION ROOMS
- OFF ROAD PARKING
- WALKING DISTANCE TO MARKET PLACE
- MODERN KITCHEN
- DELIGHTFUL GARDEN ROOM

1 Cherry Tree Lane, North Walsham NR28 0HR

A beautifully presented three bedroom home situated within walking distance to the popular market place of North Walsham. The property boasts versatile living spaces with delightful enclosed gardens to either side of the property, off road parking and a garage.



Council Tax Band: C



DESCRIPTION

Situated just a short walk to the market town in North Walsham, this beautifully presented three bedroom home boasts modern and versatile accommodation comprising an entrance porch leading to the hallway, dining room, living room with doors to the side garden, modern fitted kitchen, garden room with access to a further enclosed garden and a home office. To the first floor are three bedrooms and a family bathroom. The property boasts beautifully presented gardens with off road parking and a garage.

ENTRANCE PORCH

uPVC door to entrance, double glazed window to side, tiled, radiator, space and plumbing for tumble dryer.

ENTRANCE HALL

Carpet, built in cupboard.

DINING ROOM

Double glazed window to side aspect, carpet, radiator.

LIVING ROOM

Double glazed French doors to garden, carpet, fireplace with a multi fuel burning stove, radiator.

KITCHEN

Window to garden room, stainless steel sink and drainer, space and plumbing for washing machine and dishwasher, free standing electric oven with cooker hood over, laminate flooring, radiator, stairs to first floor.

GARDEN ROOM

Double glazed French doors to garden and windows to side aspect, vinyl flooring, radiator. Door to:-

HOME OFFICE

Double glazed window to rear aspect, vinyl flooring, radiator.

LANDING

Double glazed window to rear aspect, carpet, radiator.

BEDROOM ONE

Double glazed window to side aspect, carpet, radiator, built in cupboard housing boiler with fitted shelves.

BEDROOM TWO

Double glazed window to side aspect, carpet, radiator.

BEDROOM THREE

Double glazed window to side aspect, carpet, radiator.

BATHROOM

Double glazed window to side aspect, fitted with a four piece suite comprising shower cubicle, bath with electric shower over, WC and wash hand basin, tiled flooring, extractor fan, heated towel rail.

EXTERNAL

The property offers enclosed and beautifully presented gardens to either side, both laid to lawn with patio seating areas and a range of mature shrubs. There is a car port over the driveway which provides access to the garage with double doors to the front.

AGENTS NOTES

This property is Freehold.

Mains drainage, electricity and water connected.

Gas central heating.

Council tax band: C

LOCATION

Situated in the heart of North Norfolk, North Walsham is a thriving market town that blends traditional charm with excellent everyday convenience. The town offers a wide range of local amenities including supermarkets, independent shops, cafés, pubs, healthcare facilities and well regarded schools. North Walsham's historic town centre retains a welcoming community feel, while regular markets and local events add to its vibrant character. Residents also benefit from nearby leisure facilities, countryside walks and easy access to the stunning Norfolk Broads and coastline. North Walsham is exceptionally well connected, with direct rail services to Norwich approximately 15 miles south, providing onward links across the region and beyond. The popular seaside towns of Mundesley and Cromer are within approximately 5 and 8 miles respectively, offering beautiful sandy beaches and coastal attractions. The nearby Norfolk Broads are easily accessible for boating, walking and outdoor pursuits, while Norwich International Airport lies around 16 miles away.



Viewings

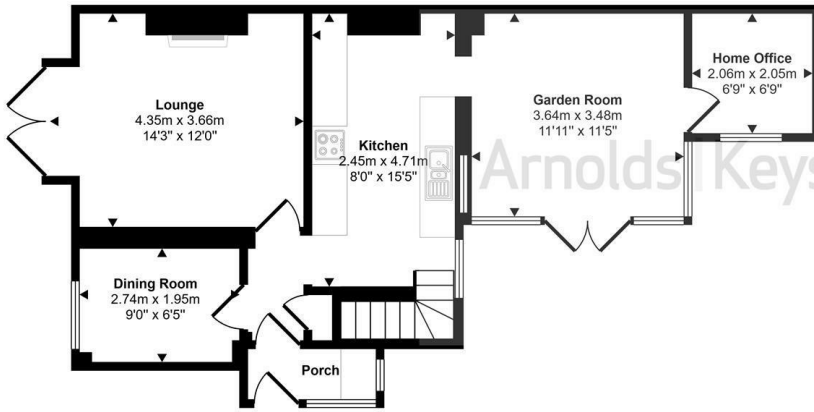
Viewings by arrangement only. Call 01263 738444 to make an appointment.

EPC Rating:

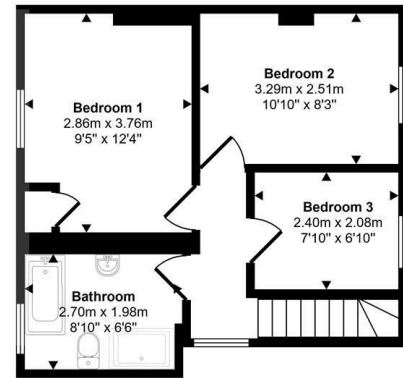
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
96 sq m / 1028 sq ft



Ground Floor
Approx 59 sq m / 631 sq ft



First Floor
Approx 37 sq m / 397 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick Mortgages (YBM) to sellers and buyer for mortgage advice. Should you decide to use Yellow Brick Mortgages (YBM) we could receive a referral fee of £250.

