

henleys

ESTATE AGENCY SIMPLIFIED



Spurdens Crescent

North Walsham, NR28 9JD

£400,000

Freehold

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Freehold

- **Detached Three Bedroom Bungalow**
- **Sought after Cul De Sac Location**
- **West Facing Garden with Water Feature**
- **Central Heating and Double Glazing**
- **Garage and ample parking**
- **Master bedroom with Ensuite**
- **Conservatory**

Agents Note

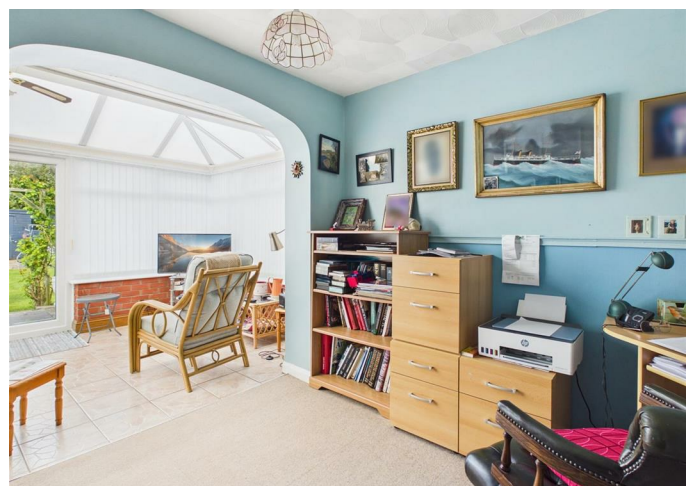
Council Tax Band D

All Mains Services Connected

A beautifully presented and highly versatile detached three bedroom bungalow in North Walsham, offering spacious living areas, flexible bedroom layout with master bedroom having ensuite, and attractive westerly aspect gardens. Ideal for families or those seeking single level living with generous living space and also benefits from ample parking.

The property welcomes you into a bright entrance hall that allows access to all rooms, the lounge, complete with bay windows, From here, the layout flows into the modern kitchen/breakfast room, with a door leading to the side porch garage and workshop also providing access to the rear of the property. Off the entrance hall is the main family bathroom and WC. Bedroom One enjoys built-in wardrobes and ensuite, while Bedroom Two has built-in wardrobes and overlooks the rear garden. Bedroom Three provides access to the Conservatory and is used as a Study area. Outside, the rear garden is mainly laid to lawn and features a pond, patio area, and mature shrubs, timber garden shed and bar, creating a peaceful and private setting. The resin finished driveway at the front provides ample offroad parking and access to the attached garage with electric roller shutter door and workshop to rear. Additional paved parking is also available to the front.





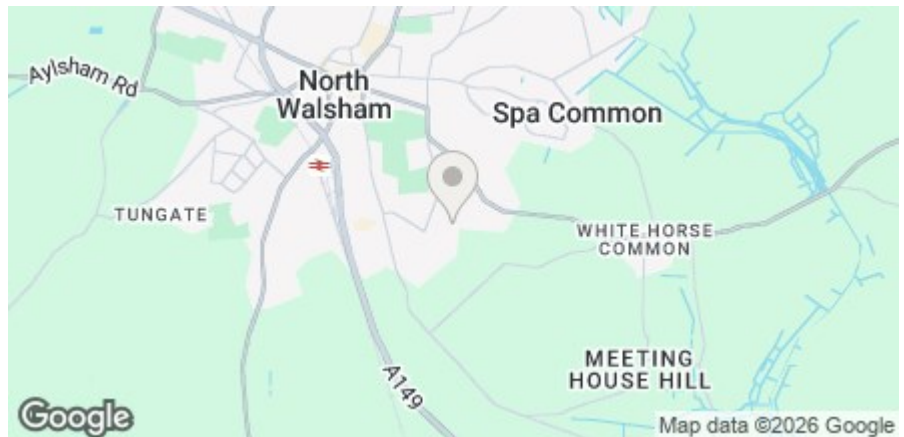








Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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