



Hannant Road, North Walsham NR28 9ES

welcome to

Hannant Road, North Walsham

A three-bedroom detached house in North Walsham, offering two reception rooms, driveway and garage, a large mature garden and excellent potential for modernisation within easy reach of town amenities and rail links. Don't miss out Book your viewing today!



Description

Rarely do homes become available on this highly sought-after street, presenting a fantastic opportunity to acquire a detached family home in a prime residential location. Offering generous accommodation throughout and superb potential to update and personalise, this three-bedroom property is ideal for buyers looking to create their forever home.

The property offers two well-proportioned reception rooms, including a bright sitting room to the front with a large front window and feature fireplace, alongside a bright dining/sitting room overlooking and opening onto the rear garden.

The kitchen is well equipped and offers lots of potential for modernisation. Upstairs, there are three bedrooms, all benefiting from built-in storage, together with a family bathroom.

Outside, the property enjoys spacious driveway parking leading to garage, a low maintenance well-kept front garden, and a generous rear garden mainly laid to lawn with established borders and seating areas.

Walk distance to North Walsham's town centre amenities, including supermarkets, independent shops and cafes around Market Place. Nearby schools include North Walsham Infant and Junior Schools and North Walsham High School. North Walsham railway station provides regular services to Norwich.

Don't miss out on this fantastic opportunity - Book your viewing today!

Porch

Wheelchair access lift, Grab Handles, double glazed window to front aspect, storage, cupboard, door and access to hall.

Hall

Wood-effect flooring, radiator, understairs storage

cupboard, stairs rising to the first floor landing, and doors leading to the sitting room, study, wet room and kitchen.

Living Room

Double glazed window to the front aspect, radiator, feature fireplace and carpeted flooring.

Study/Bedroom

Double glazed window to the front aspect, carpeted flooring and radiator.

Wet Room

Obscure double glazed window to the rear aspect, walk-in shower, low level WC, wash hand basin, grab rail.

Kitchen

Fitted with a range of wall and base units with work surfaces over, inset sink and drainer, eye-level double oven, four-ring gas hob with extractor hood over, space and plumbing for a washing machine, and space for a fridge freezer. Two double glazed windows to the rear aspect, vinyl flooring, partially tiled walls and radiator.

Dining/ Sitting Room

Double glazed window and sliding patio doors to the rear aspect, wood-effect laminate flooring, further radiator and feature fireplace.

Landing

Carpeted stairs rising from the entrance hall, double glazed window to the side aspect, loft access, and doors leading to all bedrooms and the family bathroom.

Bedroom One

Double glazed window to the front aspect, built-in wardrobes, radiator and carpeted flooring. Access to eaves storage room running full length of the downstairs extension.

Bedroom Two

Double glazed window to the rear aspect, fitted wardrobe with storage over the bed, radiator and carpeted flooring.

Bedroom Three

Carpet, double glazed window to front aspect, radiator,

Bathroom

Obscure double glazed window to the rear aspect, panelled bath with mixer tap and shower attachment over, vanity wash hand basin, low level WC, fully tiled walls and radiator.

External

Front garden, driveway providing off-road parking and access to the garage. Generous enclosed rear garden, mainly laid to lawn with established borders and seating areas. A brick-built outside store provides practical and secure storage for garden equipment, bicycles, or household items.

Agents 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.



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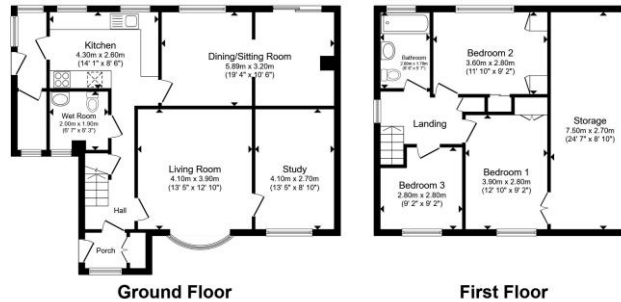
welcome to

Hannant Road, North Walsham

- Three-bedroom detached family house
- Walk-in shower with grab rails
- Second reception opening to garden
- Walking distance to main town centre
- Generous established rear garden

Tenure: Freehold EPC Rating: D

Council Tax Band: D



offers in excess of
£350,000

Total floor area 140.2 m² (1,509 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.co.uk

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Please note the marker reflects the
postcode not the actual property

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Property Ref:
NWM110198 - 0004

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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