



Legrice Crescent, North Walsham NR28 9AE

welcome to

Legrice Crescent, North Walsham

No Onward Chain The property offers two bedrooms, a lounge/diner, kitchen, bathroom, conservatory, private garden, garage, large workshop and parking for up to three vehicles. Ideal for first-time buyers, downsizers or investors.



No Onward Chain An excellent opportunity to purchase a well-positioned home in the peaceful residential setting of Legrice Crescent, located within the popular market town of North Walsham. Offering convenient access to a wide range of local amenities, this property is ideal for buyers seeking practicality and a desirable location. Ideally positioned for access to several well-regarded schools in North Walsham and the surrounding area, This property benefits from excellent public transport connections, making travel convenient for work, leisure, and everyday living. The accommodation comprises two bedrooms, a spacious lounge/diner, well-appointed kitchen, family bathroom, conservatory and a private garden providing an excellent outdoor space. Additional benefits include a garage, large workshop and off-street parking for up to three vehicles, making this an exceptionally practical home for modern living. This well-located property presents a fantastic opportunity for first-time buyers, downsizers, or investors. Early viewing is highly recommended.

Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

Entrance Hall

Double-glazed door to side aspect, airing cupboard with hot water tank, loft access, carpeted flooring.

Lounge/Diner

Two secondary glazed windows to front aspect, electric fire, electric radiator, TV point, carpeted flooring.

Kitchen

Double-glazed window to side aspect, fitted kitchen with a range of wall and base units with work surfaces over, tiled splashback, plumbing for washing machine, space for fridge/freezer, 1.5 stainless steel sink and drainer, induction hob with hood, double eye level oven, carpet tile flooring.

Conservatory

Double-glazed to side and rear aspect and double-glazed door, brick base, tiled flooring.

Bedroom One

Secondary glazed window to rear aspect, overbed fitted wardrobes, electric storage heater, carpeted flooring.

Bedroom Two

Double-glazed door to rear aspect, carpeted flooring.

Bathroom

Bath with mixer tap, WC, wash hand basin, part tiled, extractor fan, carpeted flooring.

Workshop

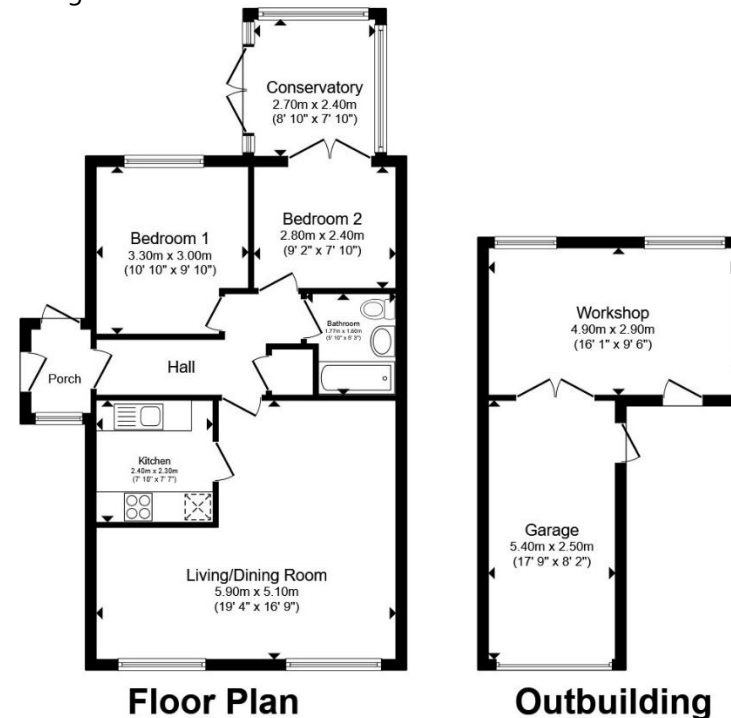
Windows to rear and side aspect, door to front, double door into garage, lighting and power, workbench.

Garden

South facing, shed, lawned area, patio, border beds, side gate access.

Parking

There is a driveway with parking for three cars.



Total floor area 93.5 m² (1,007 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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welcome to

Legrice Crescent, North Walsham

- Convenient access to local shops, services, and amenities
- Private garden providing excellent outdoor space
- Garage and workshop plus off-street parking for up to three vehicles
- Ideal for first-time buyers, downsizers, or investors
- No Onward Chain

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

£225,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NWM110093 - 0005

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