



Wells Avenue, North Walsham NR28 0TE

welcome to

Wells Avenue, North Walsham

This charming 2 bedroom semi-detached bungalow, located on the sought-after Wells Avenue in North Walsham, offers an ideal blend of comfort and convenience. Perfect for those looking to downsize, this property boasts well proportioned living space and a low-maintenance garden.



Entrance Porch

Door to the front aspect, window to the side aspect, radiator and carpeted flooring.

Lounge

16' 4" x 10' 4" (4.98m x 3.15m)

Window to the front aspect, radiator, TV & broadband points and carpeted flooring.

Kitchen

9' 8" x 8' 7" (2.95m x 2.62m)

Fitted kitchen with range of wall and base units and work surfaces over, space for cooker with cooker hood above, space for fridge & washing machine, stainless steel sink drainer, tiled splashbacks, laminated flooring, radiator, window and door to the rear leading into the conservatory.

Conservatory

15' 9" x 7' 5" (4.80m x 2.26m)

Upvc with brick base, roof and window blinds, laminated flooring, plug sockets and a wall mounted electric radiator, door to the properties rear garden.

Bathroom

Carpeted flooring, frosted window to the side aspect, radiator, bath tub with over-shower, wall mounted cupboard, WC and hand wash basin.

Bedroom One

10' 8" x 10' 5" (3.25m x 3.17m)

Window to the rear aspect looking into conservatory, free standing wardrobe, radiator, tv point and carpeted flooring.

Bedroom Two

8' 7" x 8' 4" (2.62m x 2.54m)

Window to the front aspect, access to loft via hatch, tv point, radiator and carpeted flooring.

Exterior

Patio pathway leading to the garage's external door and side gate access. Lawn area with two concrete bases for garden shed and greenhouse.

Garage

15' 9" narrowing to x 8' 7" (4.80m narrowing to x 2.62m)

Manual up & over door, side door giving access to the rear garden, concrete flooring. Is also kitted with electrics.



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.focalagent.com



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Wells Avenue, North Walsham

- No Onward Chain
- Semi-Detached Bungalow
- Garage & Driveway Parking
- Close To Town Centre & Local Amenities
- Regular Bus Service to Town Centre

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers over

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NWM109375 - 0009

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