

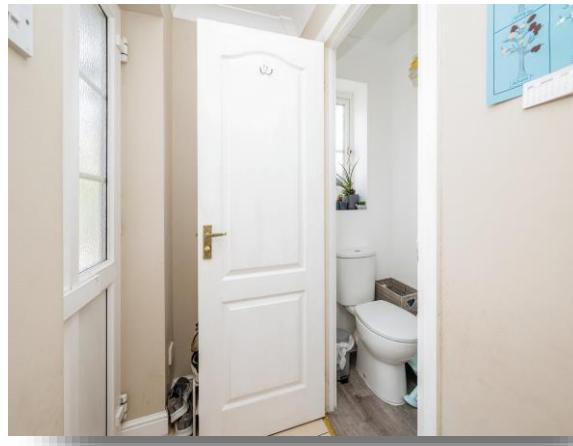


**Pickford Close, North Walsham, NR28 0UH**

welcome to

## Pickford Close, North Walsham

This three Bedroom Detached House with garage, driveway parking and South West facing rear garden, is situated in a cul-de-sac location with easy access into North Walsham town centre and the North Norfolk coast!



## Description

Situated in a cul-de-sac location off Acorn Road on the outskirts of North Walsham, within walking distance of public transport links, shops and amenities would make an ideal family home. The property offers accommodation comprising entrance hall, lounge, kitchen/diner, and conservatory on the ground floor. On the first floor you will find three good sized bedrooms and a family bathroom. Externally, the property boasts a detached garage and driveway parking to the side and a low maintenance South West facing rear garden with lawn, shrubs, and seating areas.

## Entrance Hall

Door to the side aspect and double glazed window to the front aspect, radiator, and tiled flooring

## Cloakroom

Double glazed window to the front aspect, wc, wash hand basin, towel rail and laminate flooring.

## Lounge

14' x 14' 1" (4.27m x 4.29m)

Stairs to first floor, gas fire, tv point double glazed window to the front aspect, radiator, and carpeted flooring.

## Kitchen / Diner

14' 10" x 9' 5" (4.52m x 2.87m)

Fitted kitchen with a range of wall and floor units and work surfaces over, electric oven and gas hob with cooker hood above, space for fridge freezer, plumbing for washing machine, gas central heating boiler, tiled splashbacks, radiator and tiled flooring, double glazed window to the rear aspect, door to the conservatory.

## Conservatory

12' x 9' 11" (3.66m x 3.02m)

Upvc windows and doors with a brick base, laminate flooring.

## Bedroom One

11' 2" x 10' 1" (3.40m x 3.07m)

Built in cupboard, radiator and carpeted flooring, double glazed window to the rear aspect.

## Bedroom Two

10' 10" x 8' 2" (3.30m x 2.49m)

Double glazed window to the front aspect, fitted wardrobe, access to the loft, radiator, and carpeted flooring.



## Bedroom Three

7' 10" x 6' 4" (2.39m x 1.93m)

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

## Family Bathroom

Bath with shower over, wc, wash hand basin, part tiled walls, extractor fan, radiator, and vinyl flooring.

## Exterior

At the rear of the property is a South West facing garden mainly laid to lawn with shrubs and seating areas. There is also a detached single garage with up and over door and driveway parking for two vehicles.



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This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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## Pickford Close, North Walsham

- Garage and Driveway
- Conservatory
- South West Facing Garden
- Cul-De-Sac Location
- Ideal Family Home
- New Boiler With 10 Year Warranty

Tenure: Freehold EPC Rating: D

Council Tax Band: C

# £260,000



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Property Ref:  
NWM108654 - 0013

 william h brown



**01692 402861**



[NorthWalsham@williamhbrown.co.uk](mailto:NorthWalsham@williamhbrown.co.uk)



16 Market Street, NORTH WALSHAM, Norfolk,  
NR28 9BZ



[williamhbrown.co.uk](http://williamhbrown.co.uk)