



**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.



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.

**view this property online** [williamhbrown.co.uk/Property/NWM108654](http://williamhbrown.co.uk/Property/NWM108654)

**welcome to**

## **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



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/NWM108654](https://williamhbrown.co.uk/Property/NWM108654)



Property Ref:  
NWM108654 - 0013

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 buyer's 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**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](https://williamhbrown.co.uk)**