



Highfields, Felmingham, North Walsham NR28 0AA

welcome to

Highfields, Felmingham, North Walsham

This 3 bedroom semi detached family home, in the semi-rural village of Felmingham would make an ideal family home with ample driveway parking and good sized rear garden



This ex-local authority semi-detached house set in the village of Felmingham would make an ideal family home. The property offers accommodation comprising entrance hall, cloakroom, lounge and kitchen/ diner on the ground floor. The first floor offers three good sized bedrooms and a recently fitted bathroom. Externally, there is ample driveway parking to the front with access to a single garage with an up and over door, and a rear garden which is enclosed, mainly laid to lawn with patio area and garden shed.

Felmingham is a small village just 2 miles from North Walsham and 5 miles from Aylsham. It is perfect for those looking for the quiet, countryside lifestyle, it has a village shop and an abundance of scenic walks including direct access to Weaver's Way, a 61 mile footpath between Aylsham and Great Yarmouth. The footpath roughly follows the disused trackbed of the Aylsham-Yarmouth route of the Midland and Great Northern Joint Railway. North Walsham and Aylsham are market towns within 5 miles, both of which have excellent public transport links, supermarkets, schools and doctors surgeries. Mundesley is the closest coastal village, approximately 7 miles away by car where you can enjoy a day out on the picturesque North Norfolk coast.

Entrance Hall

Double glazed door to the side aspect, double glazed window to the side aspect, stairs to the first floor and tiled flooring.

Cloakroom

Double glazed window to the front aspect, WC, wash hand basin with vanity unit, extractor fan and tiled flooring.

Lounge

Brick fireplace with woodburner, electric radiator, television point, carpeted flooring and a double glazed window to the front aspect.

Kitchen/ Diner

Fitted kitchen with a range of wall and base units with work surfaces above, electric cooker point, plumbing for washing machine and dishwasher, stainless steel sink drainer, space for fridge/ freezer, pantry cupboard with window to the side aspect, double glazed window and door to the rear aspect and vinyl flooring.

First Floor Landing

Double glazed window to the side aspect, electric radiator, carpeted flooring, airing cupboard housing hot water tank and access into loft space which is fully boarded and has a ladder.

Bedroom One

Double glazed window to the rear aspect, storage cupboard and carpeted flooring.

Bedroom Two

Two double glazed windows to the front aspect, fitted wardrobe, built in wardrobe, electric radiator and carpeted flooring.

Bedroom Three

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

Family Bathroom

Suite comprising walk in shower cubicle with electric shower, bath with mixer taps, WC, wash hand basin with vanity unit, heated towel rail, extractor fan, spotlights, part tiled walls, vinyl flooring and a double glazed window to the rear aspect.

Exterior

The front of the property offers ample parking via a gravel driveway and a front garden laid to lawn with shrubs and plants. The rear garden allows access to a single garage with up and over door, a garden shed and is mainly laid to lawn with patio area and outside light.

Agents Note:

This property is subject to a s157 restriction. The s157 restriction requires that a new owner must have previously lived or worked in Norfolk for three years before their purchase. In the case of joint purchasers only one of the purchasers needs to have lived or worked in Norfolk for three years before their purchase.



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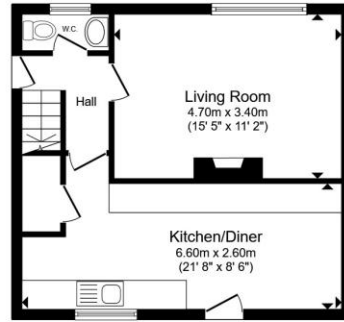
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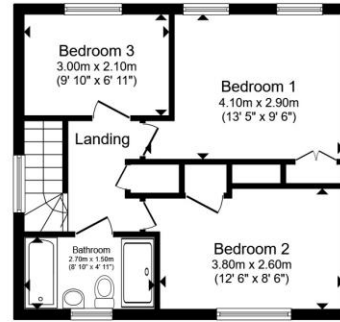
- Semi-Detached House
- Semi-Rural Location
- 2 Miles Approx. From North Walsham Town Centre & Amenities
- Ample Driveway Parking
- Good Sized Rear Garden

Tenure: Freehold EPC Rating: E

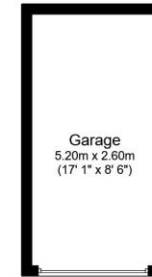
Council Tax Band: B



Ground Floor



First Floor



Garage

offers over

£250,000

Total floor area 94.0 m² (1,012 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



Please note the marker reflects the postcode not the actual property

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Property Ref:
NWM109910 - 0005

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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