



Legrice Crescent, North Walsham NR28 9AE

welcome to

Legrice Crescent, North Walsham

This three bedroom semi-detached house with en-bloc garage, front and rear gardens and re-fitted kitchen would make an ideal first time buyer or investment property on the outskirts of North Walsham, viewing is essential to fully appreciate this home!



Description

Situated at the end of a cul-de-sac, this three bedroom semi-detached house on the outskirts of North Walsham has been lovingly maintained by the current owner, including a replacement kitchen in May 2025, new windows and front door and general decorating, plus a new boiler and gas central heating system, it would make an ideal first time buy or investment purchase with garage en-bloc. The property offers accommodation comprising entrance hall, kitchen, bathroom, lounge and conservatory on the ground floor. The first offer has three bedrooms. Externally, the property has front and rear gardens, both fully enclosed with a side gate allowing access between the two. The rear garden is mainly laid to lawn with decking area and raised flower beds. The property also has access to an en-bloc garage and plenty of on-street parking.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Double glazed re-fitted door to the front aspect, stairs to the first floor, fitted understair storage units, radiator, telephone point and laminate flooring.

Kitchen

Fitted kitchen replaced in May 2025 with a range of wall and base units with work surfaces above, electric oven, induction hob with cooker hood above, stainless steel sink drainer, splashbacks, space for fridge freezer, plumbing for washing machine, built in slimline dishwasher, laminate flooring and a double glazed window to the front aspect.

Bathroom

Suite comprising bath with mixer tap and shower over, WC, wash hand basin with vanity unit, fully tiled walls, tiled flooring, heated towel rail and a double glazed window to the side aspect.

Lounge/ Diner

Double glazed sliding doors into conservatory, television point, laminate flooring and radiator.

Conservatory

Of uPvc construction with double glazed windows to the side and rear aspects, double glazed door to the side aspect allowing access into rear garden and laminate flooring.

First Floor Landing

Recently carpeted stairs and landing, access into loft space.

Bedroom One

Alcove space ideal for a built in wardrobe, television point, radiator, recently fitted carpeted flooring and a double glazed window to the front aspect.

Bedroom Two

Double glazed window to the rear aspect, airing cupboard housing gas central heating combi boiler, recently fitted carpet and radiator.

Bedroom Three

Double glazed window to the rear aspect, recently fitted carpet and radiator.



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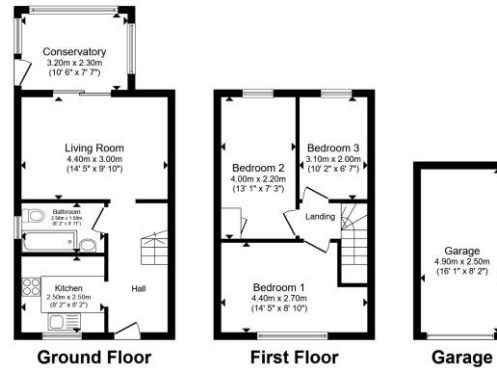
- Modern Family Home
- Ideal for First Time Buyers
- En-Bloc Garage
- Kitchen Re-Fitted May 2025
- New Windows Throughout and Front Door

Tenure: Freehold EPC Rating: C

Council Tax Band: B

offers in excess of

£230,000



Total floor area 82.4 m² (887 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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Please note the marker reflects the
postcode not the actual property

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Property Ref:
NWM109765 - 0006

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