



**Marshgate, North Walsham NR28 9LF**



**welcome to**

## **Marshgate, North Walsham**

This spacious three bedroom detached bungalow occupies a generous plot with garage and driveway parking and would make an ideal family home or retirement bungalow. The property has been recently renovated by the current owners to a modern standard and is being offered with no onward chain!



## Description

Situated on the outskirts of North Walsham town, but only a 15 minute walk to the marketplace, this spacious, modern bungalow is being offered for sale with NO ONWARD CHAIN! The property offers accommodation comprising entrance porch, entrance hall, lounge/ diner, kitchen, three good sized bedrooms, conservatory, side porch and shower room. Externally, the property occupies a generous plot with single garage, driveway parking and open fields to front aspect. This bungalow has been lovingly renovated by the current owners including new kitchens and bathrooms and full re-decoration throughout.

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 Porch

Laminate flooring, double-glazed door to side aspect, double-glazed windows to front and side aspect.

## Entrance Hall

Spotlights, radiator, carpeted flooring, airing cupboard with gas central combi heating boiler.

## Lounge / Diner

Spotlights, radiator, carpeted flooring, TV point, double-glazed window to side aspect.

## Kitchen

Fitted kitchen with a range of wall and base units with wooden work surfaces over, radiator, laminated flooring, double-glazed window to front aspect and double-glazed door to front aspect, spotlights, fridge/freezer, induction hob with hood, double eye level oven, plumbing for washing machine, composite sink/drainage, built in slimline dishwasher, loft access,.

## Utility Room

Wooden work surfaces, plumbing for washing machine, laminate flooring, double-glazed window to side aspect, double-glazed door to front aspect.

## Conservatory

Brick based, vinyl flooring, double-glazed window to side aspect and double-glazed door to rear aspect.

## Bedroom One

Double-glazed window to side aspect, radiator, carpeted flooring.

## Bedroom Two

Double-glazed door to rear aspect, radiator, carpeted flooring.

## Bedroom Three

Double-glazed window to rear aspect, radiator, carpeted flooring.

## Bathroom

Double-glazed windows x 2 to side aspect, vinyl flooring, spotlights, extractor fan, heated towel rail, wash hand basin vanity, WC, shower cubicle, tiled splashback.

## External

Gravel driveway parking for 4 cars, garage with up and over door, tank for LPG gas.,

## Garden

Lawned area, side gate, shed, lawned enclosed wrap around garden.



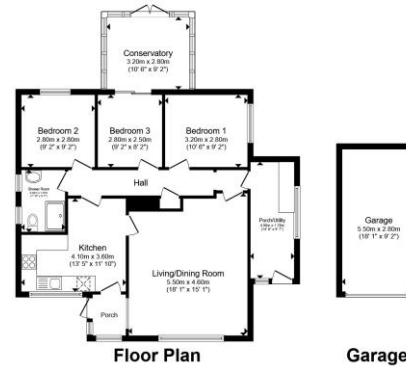
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## welcome to Marshgate, North Walsham

- Recently Renovated to a High Standard
- No Onward Chain
- Generous Plot
- Single Garage & Driveway Parking
- Spacious Accommodation

Tenure: Freehold EPC Rating: F  
Council Tax Band: C



Total floor area 110.1 m<sup>2</sup> (1,185 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



offers in excess of  
**£350,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
NWM110126 - 0007

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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