



**Woodview, Worstead, North Walsham NR28 9RR**

**welcome to**

**Woodview, Worstead, North Walsham**

This extended, three bedroom semi-detached house set in the popular rural village of Worstead would make an ideal family home or investment purchase, with garage, driveway parking and rear garden overlooking fields.



This extended three bedroom semi-detached house in Worstead, would make an ideal family home. The property offers accommodation comprising entrance hall, cloakroom, lounge, kitchen/ diner and utility room on the ground floor. The first floor offers three bedrooms and a family bathroom. Externally, the property boasts driveway parking for two vehicles and a detached garage with up and over door, side personnel door, power and lighting. The front garden is low maintenance and allows access to the side to the rear garden, which overlooks fields to the rear and is mainly laid to lawn with patio area, green house, two sheds and bordering flower beds.

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.

#### **Entrance Hall**

Double-glazed door and window to side aspect, radiator, stairs to the first floor and carpeted flooring.

#### **Cloakroom**

Double-glazed window to front aspect, WC, radiator and vinyl flooring.

#### **Lounge**

Double-glazed window to front aspect, brick fireplace with wood burner, picture rail, radiator, television point and carpeted flooring.

#### **Kitchen**

Fitted kitchen with a range of wall and base units with work surfaces over, stainless steel sink with drainer, plumbing for dishwasher, induction hob and cooker hood above, double eye level oven, space for fridge/freezer, spotlights, tiled splash back, pantry cupboard, radiator, TV point, vinyl flooring, double glazed windows to the rear and side aspects and a

double-glazed door to the rear aspect leading into the utility room.

#### **Utility Room**

Double-glazed door to side aspect, double-glazed windows to side and rear aspects, spotlights, base cupboards with work surfaces over, plumbing for washing machine, oil boiler, spotlights, vinyl flooring.

#### **Landing**

Double-glazed window to side aspect, airing cupboard housing hot water tank, loft access and carpeted flooring.

#### **Bedroom One**

Double-glazed window to rear aspect with rural views, fitted wardrobes, radiator and carpeted flooring.

#### **Bedroom Two**

Two double-glazed windows to front aspect, built in wardrobes, radiator and carpeted flooring.

#### **Bedroom Three**

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

#### **Bathroom**

Suite comprising shower cubicle, WC, wash hand basin, spotlights, radiator, part tiled walls, vinyl flooring and a double glazed window to the rear aspect.

#### **Outside**

Externally, the property boasts ample driveway parking and a detached garage with up and over door and side personnel door as well as two storage areas. The rear garden is enclosed and offers field views to the rear, it is mainly laid to lawn with patio area, green house, two sheds, outdoor lighting and bordering flower beds.

#### **Agents Note**

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## Woodview, Worstead North Walsham

- Three bedrooms ideal for families or guests
- Two reception rooms giving flexible living and dining spaces
- Corner plot position
- Private driveway - convenient off-road parking
- Enclosed garden - great for relaxing or entertaining
- Located in a quiet residential area of semi-detached homes

Tenure: Freehold EPC Rating: E  
Council Tax Band: B

**£275,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
NWM110030 - 0004

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