



Lynfield Road, North Walsham

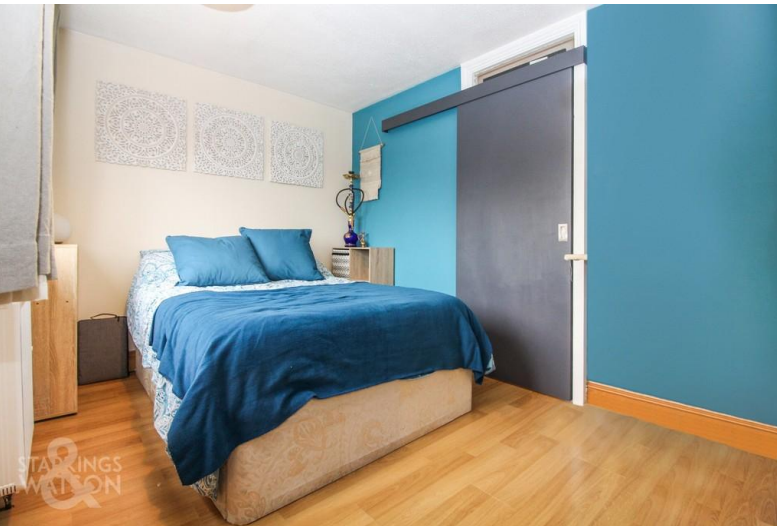
Guide Price £180,000 Freehold

Energy Efficiency Rating : 56

- ✓ Motivated Vendors!
- ✓ Semi-Detached Home
- ✓ Fitted Kitchen with Space for Appliances
- ✓ Sitting Room with Spiral Staircase
- ✓ Two Double Bedrooms
- ✓ Fully Tiled Shower Room
- ✓ Almost Non-Overlooked Gardens
- ✓ Off Road Parking & Garage

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116





MOTIVATED VENDORS! This property is an EXCELLENT FIRST TIME BUY and benefits from a MODERN INTERIOR FINISH, off road parking and a SINGLE GARAGE. Upgrades by the current vendors include BARN STYLE SLIDING DOORS between rooms, high level shelving and FUNCTIONAL BUILT-IN STORAGE SOLUTIONS to MAXIMISE THE USE OF SPACE. Internally you will find a SITTING ROOM which houses the SPIRAL STAIRCASE to the first floor and benefits from a uPVC DOUBLE GLAZED WINDOW to front, and FITTED KITCHEN with space for APPLIANCES. Heading upstairs, you find TWO DOUBLE BEDROOMS of an equal specification to the ground floor as well as the SHOWER ROOM which has TILED WALLS with CONTRASTING COLOURS and a THREE PIECE SUITE. Stepping into the gardens which are almost NON-OVERLOOKED due to the orientation, there is a LAWNED GARDEN with an entertaining space and storage building.

LOCATION

The property is located in North Walsham, a popular town situated approximately 19 miles from Norwich and 8 miles from Cromer. The property is conveniently located close to the town centre, with a rail link in the town on the Bittern Line which runs from Norwich to Cromer and Sheringham via the Norfolk Broads and stopping at Salhouse, Hoveton and Wroxham, Worstead and North Walsham. North Walsham offers a wide range of amenities including shops, all levels of schools, doctor's surgeries, etc.

DIRECTIONS

You may wish to use your Sat-Nav (NR28 0SW), but to help you...Leave Norwich on the B1150 and follow this road all the way to North Walsham. Upon reaching the town, continue

under the railway bridge and proceed left at the traffic lights onto the B1145 - Follow this road to a further set of traffic lights and head straight over. Take the right hand turn at the fork in the road and lights. Take the right hand turn and an immediate right onto Hazell Road, followed by another right onto Harbord Close. As you approach the 'T' junction, turn left onto Lynfield Road and a final right hand turn where the property can be found on your right hand side. Indicated by our For Sale board.

The property is approached via a hard standing footpath that leads to the garage, main property and gardens. There is an adjacent area of lawn and the hard standing parking.

uPVC obscure double glazed entrance door to:

SITTING ROOM

15' 10" x 12' 8" (4.83m x 3.86m) Wood effect flooring, electric panel heater, uPVC double glazed window to front, spiral stairs to first floor landing, sliding door to:

KITCHEN

12' 8" x 8' 1" (3.86m x 2.46m) Modern fitted range of wall and base level units with complementary rolled edge work surfaces, and inset one and a half bowl stainless steel sink and drainer unit with mixer tap, tiled splash backs, space for gas or electric cooker, vinyl flooring, space for washing machine and fridge freezer, uPVC double glazed window to rear, uPVC obscure double glazed door to rear.

STAIRS TO FIRST FLOOR LANDING

Fitted carpet leading to wood effect flooring, door to family bathroom, sliding doors to:

DOUBLE BEDROOM

10' 4" x 7' 7" (3.15m x 2.31m) Wood effect flooring, electric panel heater, built-in airing cupboard housing shelving and hot water cylinder, uPVC double glazed window to rear, loft access hatch.

DOUBLE BEDROOM

10' 4" x 7' 7" (3.15m x 2.31m) Wood effect flooring, electric panel heater, uPVC double glazed window to front.

FAMILY BATHROOM

Three piece suite comprising low level W.C, hand wash basin set within vanity unit with storage cupboard under and mixer tap over, shower cubicle with thermostatically controlled shower, tiled splash backs and flooring, uPVC obscure double glazed window to side, heated towel rail, smooth ceiling.

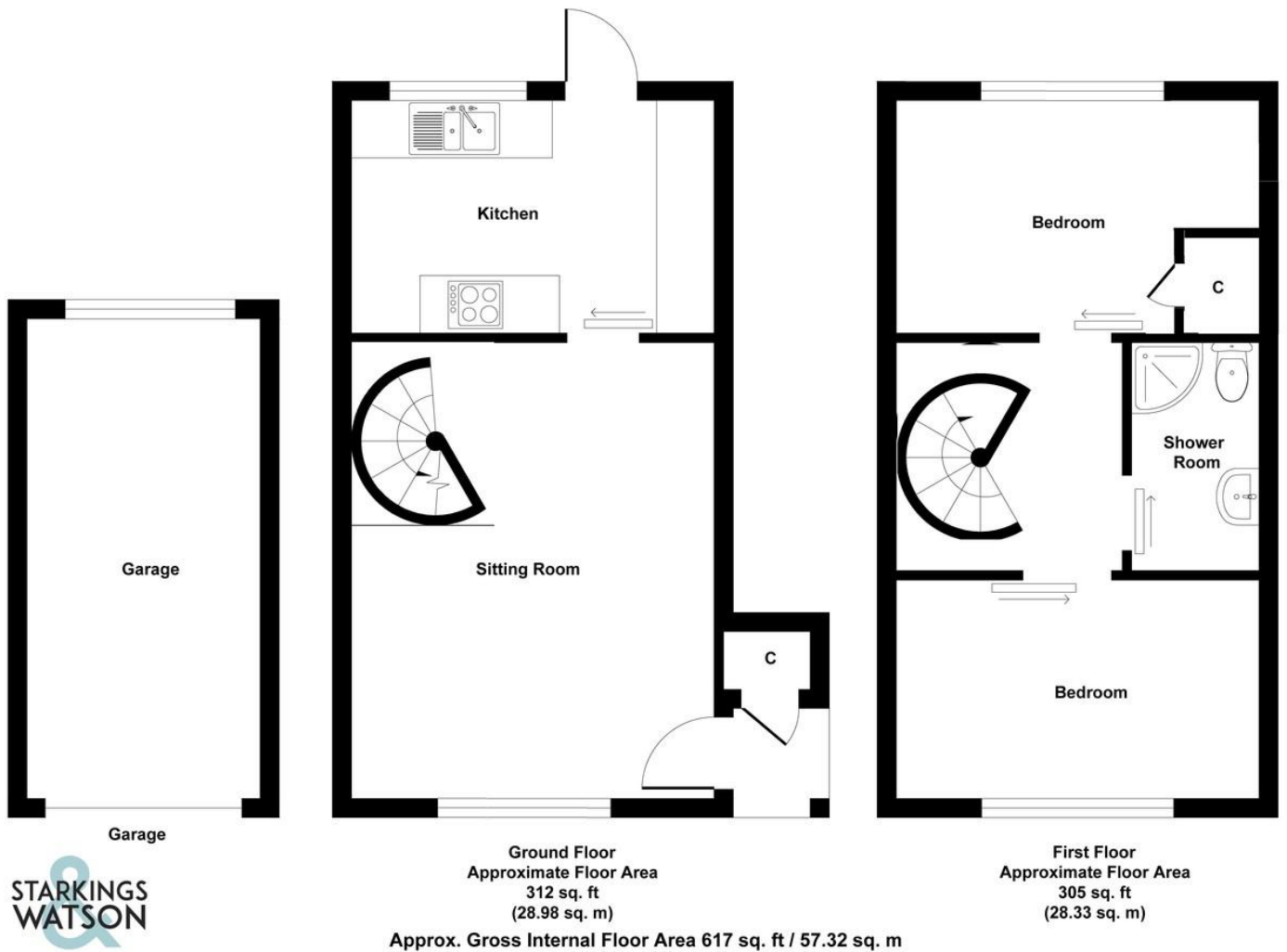
OUTSIDE REAR

Leaving the property via the kitchen door you step onto an area of patio which in turn opens up to a lawned garden which has a seating area with built-in benches and coffee table. To the rear boundary there is a timber shed and log store, with timber panelled fencing to the boundaries and a wrought iron gate leading to the front of the property.

GARAGE

16' x 8' 1" (4.88m x 2.46m) Up and over door to front, power and lighting.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements