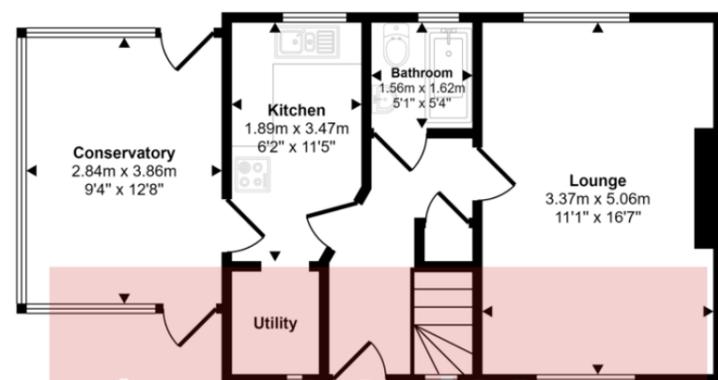
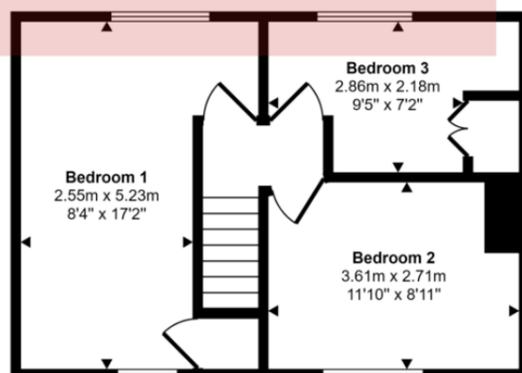




Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor  
Approx 47 sq m / 510 sq ft



First Floor  
Approx 37 sq m / 401 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Arnolds Keys refer sellers and buyers to various trusted firms for services associated with the home move process, for which in some cases a referral fee is paid to Arnolds Keys by the service provider. It is your decision whether you choose to deal with those firms. Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250. Arnolds Keys recommend Hadley and Ottaway (H&O) for removal services. Should you decide to use H&O we would receive a referral fee of 10% of the net final invoice.



## Burton Avenue, North Walsham

**Guide Price £259,950**

Occupying a generous corner plot position is this three bedroom semi detached home. Situated just a short distance from the popular Market Town of North Walsham.

- Three Bedroom
- Semi Detached Home
- Generous Corner Plot Position
- Conservatory
- Off Road Parking
- Close to Local Amenities
- Well Maintained Enclosed Rear Garden

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County 01263 738444  
City 01603 620551  
Coastal 01263 822373

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.

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#### DESCRIPTION

This three bedroom semi detached home offers the perfect opportunity for those looking to relocate within walking distance of the bustling Market Town of North Walsham. Enjoying a generous sized corner plot, this property boasts beautifully kept front and rear gardens with plenty of space for external storage and even a South facing, enclosed side garden giving the perfect opportunity for a kitchen garden.

The accommodation comprises of two main entrances - one leading into the conservatory and one into the main hallway, kitchen with pantry space, bathroom, living room and three bedrooms - two of which are double bedrooms.

#### LOCATION

North Walsham is a popular town with regular weekly markets and a once monthly Farmers Market and is located just 5 miles from the North Norfolk Coast. The town hosts a range of local amenities and independent shops along with pubs, restaurants and coffee shops. There are also excellent transport links through the town, a bus station with routes across North Norfolk and a train station with services to the North Norfolk Coast and into the Cathedral City of Norwich. The town offers two doctors surgeries, dentist, three schools and choice of three supermarkets.



#### ENTRANCE HALL

Main door to front entrance, radiator, under stairs storage cupboard.

#### BATHROOM

Obscured double glazed window to rear. Three piece suite comprising of walk in bath with mains connected wall mounted shower, sink, W/C, radiator, extractor fan and corner wall mounted shelving units.

#### LIVING ROOM

Dual aspect double glazed window to front and rear. Electric fire place. Radiator.

#### KITCHEN

Double glazed window to rear aspect. Fully fitted with a range of wall and base units with work top over housing stainless steel sink. Space for electric oven and washing machine. Pantry space fitted with shelving units, space for fridge/freezer, gas boiler.

#### CONSERVATORY

Double glazed windows and two UPVC doors; one to front entrance and one to rear. Gas fired wall mounted heater. Base fitted storage cupboard. Lighting and power.

#### FIRST FLOOR

##### BEDROOM ONE

Dual aspect double glazed windows to front and rear. Radiator.

##### BEDROOM TWO

Double glazed window to front aspect. Radiator.

##### BEDROOM THREE

Double glazed window to rear aspect. Radiator.

#### OUTSIDE

The property is approached via a driveway with parking for one car. There is a beautifully presented front garden which is mainly laid to lawn and bordered with an array of shrubs and hedging to the front. To the side of the property there is an enclosed space perfect for creating a kitchen garden. The rear garden is mainly laid to lawn and again is bordered with a range of shrubs, there are also three sheds allowing for plenty of external storage.

#### AGENTS NOTES

This property is freehold.

Council tax band B (£1,179.85)

Gas central heating, mains drainage connected.

Purchasers should be aware that this property is subject to the Section 157 restriction that any buyer should have lived or worked in Norfolk continuously for 3 years prior to the completion of a purchase.